



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:32 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

PRESENT: CHAIRMAN CRAIG GALATI, VICE CHAIRMAN RICHARD TRUESDELL, MEMBERS STEVEN EVANS, BYRON GOYNES, AND TODD NIGRO

EXCUSED: MEMBER LAURA McSWAIN AND STEPHEN QUINN

STAFF PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., LAURA MARTIN - PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA – PUBLIC WORKS, QIONG LIU - PUBLIC WORKS, YONGYAO LOU - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, DOREEN ARAUJO – CITY CLERK'S OFFICE, LINDA OWENS – CITY CLERK'S OFFICE

MINUTES:

CHAIRMAN GALATI called the Briefing to order at 5:32 P.M.

ITEM 4 – TM-0057-02:

DAVID CLAPSADDLE, Planning and Development, said the applicant has requested this Tentative Map be held for thirty days in order to redesign the project. Staff has a concern about triangular shaped lots.

ITEM 16 – U-0064-02 and ITEM 17 - Z-0045-94(8):

MR. CLAPSADDLE stated the Extension of Time to keep the zoning active was held at the City Council until 10/16/2002. These items need to be held in abeyance until the 10/10/2002 Planning Commission meeting. The reason for the abeyance request is to allow time for the applicant to meet with the neighbors. That meeting has been scheduled for 9/25/2002.

ITEM 30 – Z-0046-02, ITEM 31 – U-0114-02 and ITEM 32 – Z-0046-02(1):

MR. CLAPSADDLE announced that the applicant has requested these items be held until the 10/24/2002 Planning Commission meeting in order to discuss issues with the neighborhood and address some of staff's concerns about the design of the project.

City of Las Vegas

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002 Planning and Development Department BRIEFING

MINUTES – Continued:

ITEM 39 – V-0054-02:

MR. CLAPSADDLE noted that the applicant has requested this item be held in abeyance until the 9/26/2002 Planning Commission meeting in order to clarify design and parking issues related to the project.

ITEM 42 – V-0057-02:

MR. CLAPSADDLE said the applicants have asked that this item be held in abeyance until the 10/10/2002 Planning Commission meeting in order to allow re-notification and address parking and design concerns regarding the project.

ITEM 44 – V-0060-02:

MR. CLAPSADDLE stated that the applicant has requested this item be withdrawn without prejudice. The entire project is going to be redesigned so a Variance will not be required.

ITEM 52 – U-0106-02:

MR. CLAPSADDLE noted that the applicant has requested this item be held until the 10/10/2002 Planning Commission meeting in order to address some opposition concerns.

ITEM 57 – U-0113-02 and ITEM 58 – V-0061-02:

MR. CLAPSADDLE said this is a cellular communication facility. The applicant has requested these items be tabled. They will be rescheduled for a later meeting.

ITEM 61 – SD-0037-02:

MR. CLAPSADDLE advised that this project will require a rezoning. Therefore, it should be held until the 10/10/2002 Planning Commission meeting so the rezoning and site plan can be heard at the same time.

ITEM 67 – VAC-0063-02:

MR. CLAPSADDLE noted that this item is a Vacation request from the School District. This item should be tabled to an uncertain date so a request for an Amendment to the Master Plan of Streets and Highways can be processed.

ITEM 1 – TM-0051-02, ITEM 2 – TM-0052-02, and ITEM 3 – TM-0053-02:

MR. CLAPSADDLE added that during the meeting there may be a request to remove these items from the Consent portion of the agenda. These maps relate to Silverstone Ranch. They conform to the Site Development Plan Review that was reviewed at a recent meeting. Staff does not see what could be addressed by hearing these maps individually. They conform to the PC (Planned Community) that is in existence and conform to the Site Development Plan.

City of Las Vegas

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
BRIEFING

MINUTES – Continued:

ITEM 37 – Z-0069-02:

DAVID GUERRA, Public Works, announced that Condition 2 for this item will be altered to include the right-of-way to terminate Bath Street in a cul-de-sac.

ITEM 59 – Z-0017-90(40):

MR. GUERRA said Public Works will add a condition to this item. It concerns a traffic signal at Rampart Boulevard and the northern driveway.

BRIEFING ADJOURNED AT 5:39 P.M.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S WEBSITE AT www.ci.las-vegas.nv.us. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING TUESDAY AT MIDNIGHT AND 9:00 AM AND THURSDAY AT 6:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN GALATI.

CALL TO ORDER: 6:03 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN CRAIG GALATI, VICE CHAIRMAN RICHARD TRUESDELL, MEMBERS STEVEN EVANS (Left at 10:19 P.M.), BYRON GOYNES, LAURA McSWAIN (Left at 9:20 P.M.), TODD NIGRO AND STEPHEN QUINN

STAFF PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., LAURA MARTIN - PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD – PLANNING & DEVELOPMENT DEPT., MARIA BITTNER – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA – PUBLIC WORKS, QIONG LIU - PUBLIC WORKS, YONGYAO LOU - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, DOREEN ARAUJO – CITY CLERK'S OFFICE, LINDA OWENS – CITY CLERK'S OFFICE

(6:03)

1-1



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

SUBJECT:

Approval of the minutes of the August 8, 2002 Planning Commission Meeting

MOTION:

TRUESDELL – APPROVED - UNANIMOUS

MINUTES:

There was no discussion.

(6:03 – 6:05)

1-40

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

CHAIRMAN GALATI announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN GALATI read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

(6:05 – 6:06)

1-67

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

CHAIRMAN GALATI noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

(6:06)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TM-0051-02 - SILVERSTONE RANCH PARCEL 2 - PULTE HOMES - Request for a Tentative Map for 115 lots on 19.37 acres located adjacent to the north side of the intersection of Racel Street and Tenaya Way, R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESEL – APPROVED Items 1 through 3 and 5 through 9 subject to conditions – UNANIMOUS with GOYNES opposed to Items 1 through 3

This is final action.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

SHARON LINSNBARDT appeared in order to request that she be allowed to speak on Item 2 [TM-0052-02]. CHAIRMAN GALATI said he would not be allowing public comment on Item 2 [TM-0052-02] since it is a Consent item. There have been two public hearings at the Planning Commission and one public hearing at the City Council in regard to that project.

There was no discussion.

(6:23 – 6:25)
1-616

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 1 – TM-0051-02

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area covered by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the conditions of approval for Rezoning (Z-0075-91) and the Mountain Spa Development Agreement, and, prior to Planning Commission approval of this Tentative Map, obtain approval of Site Development Plan Review [Z-0075-91(13)] at City Council and conform to all conditions of approval thereof.
3. Street names must be provided in accord with the City's street naming regulations.
4. All development is subject to the conditions of City departments and State subdivision statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
6. The height of perimeter retaining walls for this subdivision shall not exceed six feet, unless the Planning Commission approves a greater height at a Public Hearing

Public Works

7. Provide public sewer easements for all public onsite and offsite sewer lines not located within existing public street right-of-way; appropriate other units or parcels shall record, or appropriate easements granted through such units or parcels shall be granted prior to the recordation of a Final Map for this site. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
8. Public drainage easements must be common lots to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
9. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 1 – TM-0051-02

CONDITIONS – Continued:

10. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
11. Site development to comply with all applicable conditions of approval for the Mountain Spa Tentative Map, the Mountain Spa Traffic Impact Analysis, Z-0075-91(13), the Mountain Spa Development Agreement and all other applicable site related actions.
12. A boundary line adjustment for the considered parcel must record prior to recordation of an overlying final map.
13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.
14. Prior to recordation, this Final Map must show all required easements and rights-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and rights-of-way noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction zones, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TM-0052-02 - SILVERSTONE RANCH PARCEL 3 - PULTE HOMES - Request for a Tentative Map for 152 lots on 19.34 acres located adjacent to the northeast corner of Grand Teton Road and Tenaya Way, R-3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED Items 1 through 3 and 5 through 9 subject to conditions – **UNANIMOUS** with **GOYNES** opposed to Items 1 through 3

This is final action.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

SHARON LINSENBARDT appeared in order to request that she be allowed to speak on Item 2 [TM-0052-02]. CHAIRMAN GALATI said he would not be allowing public comment on Item 2 [TM-0052-02] since it is a Consent item. There have been two public hearings at the Planning Commission and one public hearing at the City Council in regard to this project.

There was no discussion.

(6:23 – 6:25)
1-616

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning & Development Department
Item 2 - TM-0052-02

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area covered by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the conditions of approval for Rezoning (Z-0075-91) and the Mountain Spa Development Agreement, and, prior to Planning Commission approval of this Tentative Map, obtain approval of Site Development Plan Review [Z-0075-91(13)] at City Council and conform to all conditions of approval thereof.
3. Provide an Equestrian Trail along the north side of Grand Teton Drive in accordance with the provisions and design standards of Recreational Trail Element of the Las Vegas 2020 Master Plan.
4. Street names must be provided in accord with the City's street naming regulations.
5. All development is subject to the conditions of City departments and State subdivision statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
7. The height of perimeter retaining walls for this subdivision shall not exceed six feet, unless the Planning Commission approves a greater height at a Public Hearing

Public Works

8. Grant a 10-foot wide roadway corridor easement adjacent to the east right-of-way line for Tenaya Way, such public use easement shall be granted and available for any public need in conjunction with but not limited to traffic, drainage and storm sewers, streetlighting, fire hydrants, walkways, and sewer purposes.
9. Provide public sewer easements for all public sewer lines not located within existing public street right-of-way. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
10. Public drainage easements must be common lots to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning & Development Department
Item 2 - TM-0052-02

CONDITIONS – Continued:

11. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
12. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
13. Site development to comply with all applicable conditions of approval for the Mountain Spa Tentative Map, the Mountain Spa Traffic Impact Analysis, Z-0075-91(13), the Mountain Spa Development Agreement and all other applicable site related actions.
14. A boundary line adjustment for the considered parcel must record prior to recordation of an overlying final map.
15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.
16. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction zones, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TM-0053-02 - SILVERSTONE RANCH UNIT 2 - PULTE HOMES - Request for a Tentative Map for 73 lots on 24.84 acres located adjacent to the west side of Mountain Spa Drive, approximately 800 feet north of Racel Street, R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED Items 1 through 3 and 5 through 9 subject to conditions – **UNANIMOUS** with **GOYNES** opposed to Items 1 through 3

This is final action.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

SHARON LINSENBARDT appeared in order to request that she be allowed to speak on Item 2 [TM-0052-02]. CHAIRMAN GALATI said he would not be allowing public comment on Item 2 [TM-0052-02] since it is a Consent item. There have been two public hearings at the Planning Commission and one public hearing at the City Council in regard to this project.

There was no discussion.

(6:23 – 6:25)
1-616

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 3 – TM-0053-02

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area covered by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the conditions of approval for Rezoning (Z-0075-91) and the Mountain Spa Development Agreement, and, prior to Planning Commission approval of this Tentative Map, obtain approval of Site Development Plan Review [Z-0075-91(13)] at City Council and conform to all conditions of approval thereof.
3. Street names must be provided in accordance with the City's street naming regulations.
4. All development is subject to the conditions of City departments and State subdivision statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
6. The height of perimeter retaining walls for this subdivision shall not exceed six feet, unless the Planning Commission approves a greater height at a Public Hearing

Public Works

7. Dedicate an appropriate radius for a cul-de-sac meeting current City Standards for Buffalo Drive at the north edge of this site.
8. A Vacation Application to vacate Horse Drive, such as VAC-51-02, must be approved by the City Council prior to the submittal of a Final Map Technical Review for this site. The Order of Vacation shall record prior to the recordation of a map overlying the area to be vacated. If the Vacation cannot record for any reason, this Tentative Map shall be considered NULL and VOID, and a new Tentative Map shall be submitted acknowledging the existing public right-of-way.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 3 – TM-0053-02

CONDITIONS – Continued:

9. Rural improvements may be allowed on Coke Street and Buffalo Drive in accordance with Z-0075-91(5). These improvements shall consist of a minimum of 32 feet of paving, centered on the right-of-way, with the remaining half-street width covered with decomposed granite for dust mitigation. Curb and gutter or valley type gutters will be constructed if required by the approved drainage study. The developer shall also construct all necessary underground infrastructure for the future installation of streetlights, and shall either provide such streetlights to the City, or shall contribute monies in the amount of the cost of such streetlights prior to the issuance of permits.
10. Provide an oversized public sewer through this site with a stub provided at the north end in Buffalo Drive to a depth and location acceptable to the City Engineer. Also, provide a public sewer stub to Coke Street through the 30-foot drainage easement shown on this map to a depth and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
11. A Master Streetlight Plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
12. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
13. Public drainage easements must be common lots to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
14. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 3 – TM-0053-02

CONDITIONS – Continued:

15. Site development to comply with all applicable conditions of approval for the Mountain Spa Tentative Map, the Mountain Spa Traffic Impact Analysis, Z-0075-91(13), the Mountain Spa Development Agreement and all other applicable site related actions.
16. A boundary line adjustment for the considered parcel must record prior to recordation of an overlying final map.
17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.
18. Prior to recordation, this Final Map must show all required easements and rights-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and rights-of-way noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction zones, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TM-0057-02 - PRIMROSE ESTATES SOUTH - TYNDALL, LIMITED LIABILITY COMPANY ON BEHALF OF RSC HOLDINGS - Request for a Tentative Map for a 10-lot single family residential subdivision on 5.00 acres adjacent to the northwest corner of Hickam Avenue and Pioneer Way (APN: 138-03-305-006), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL – ABEYANCE to the 10/10/2002 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

DAVID CLAPSADDLE, Planning and Development, stated the applicant would like to have this item held in abeyance. Staff received that request in writing.

No one appeared in order to represent the application.

There was no further discussion.

(6:07 – 6:08)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TM-0039-02(1) - PARADISE MEADOWS II - D.R. HORTON - Request for a Tentative Map Name Change FROM: PARADISE MEADOWS II TO: PARADISE MEADOWS SOUTH for 38 lots on 12.5 acres located adjacent to the northeast corner of Deer Springs Way and Bradley Road (APN's: 125-24-601-004 and 007), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single-Family Residential), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED Items 1 through 3 and 5 through 9 subject to conditions – UNANIMOUS with GOYNES opposed to Items 1 through 3

This is final action.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:23 – 6:25)
1-616

CONDITIONS:

Planning and Development

1. Site development shall comply with all applicable conditions of approval for Rezoning (Z-0025-02) and the original Tentative Map (TM-0039-02) as required by the Department of Planning and Development and the Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

A-0031-02(A) - DALE AND MARLEEN CANNON - Petition to annex 4.2 acres generally located on the southwest corner of Severance Lane and Tee Pee Lane, (APN: 125-18-801-017, 018, 019 & 020), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESDELL – APPROVED Items 1 through 3 and 5 through 9 subject to conditions – **UNANIMOUS** with **GOYNES** opposed to Items 1 through 3

To be forwarded to the City Council in Ordinance form.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:23 – 6:25)

1-616

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

A-0032-02(A) - EL DURANGO LIMITED LIABILITY COMPANY, ET AL - Petition to annex 7.5 acres generally located on the north side of Donald Nelson Avenue, 340 feet west of Grand Canyon Drive, containing approximately 7.5 acres (APN's: 125-18-101-012 & 201-003), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED Items 1 through 3 and 5 through 9 subject to conditions – **UNANIMOUS** with **GOYNES** opposed to Items 1 through 3

To be forwarded to the City Council in Ordinance form.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:23 – 6:25)

1-616

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

A-0033-02(A) - WILLIMAN & ANN MARIE HOUSE - Petition to annex 5.0 acres generally located on the south side of Grand Teton Road, 330 feet east of Hualapai Way (APN: 125-18-101-003), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED Items 1 through 3 and 5 through 9 subject to conditions – **UNANIMOUS** with **GOYNES** opposed to Items 1 through 3

To be forwarded to the City Council in Ordinance form.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:23 – 6:25)

1-616

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

A-0034-02(A) - JERRY & CAROLYN CLABORN, ET AL - Petition to annex 2.11 acres generally located on the south side of Donald Nelson Avenue, 660 feet east of Grand Canyon Drive (APN: 125-18-601-007), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED Items 1 through 3 and 5 through 9 subject to conditions – **UNANIMOUS** with **GOYNES** opposed to Items 1 through 3

To be forwarded to the City Council in Ordinance form.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:23 – 6:25)

1-616

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - Z-0041-02 - NELLIS LAND COMPANY ON BEHALF OF LONGFORD GROUP - Request for a Rezoning FROM: R-E (Residential Estates) TO: R-PD3 (Residential Planned Density, 3 Units per Acre) of 4.40 acres, located adjacent to the south side of Harris Avenue, east of the Marion Drive Alignment (APN: 140-29-801-001), Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

62

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Petition In Opposition

MOTION:

TRUEDELL – ABEYANCE of Item 10 [Z-0041-02] and Item 11 [Z-0041-02(1)] to the 10/24/2002 Planning Commission meeting – Motion carried with EVANS voting NO

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that this item was heard at the 8/8/2002 Planning Commission meeting. At that meeting there was a General Plan Amendment. Now the request is for R-PD3 (Residential Planned Development – 3 Units Per Acre). Originally, the application was for 20 lots on this piece of property. With the R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning, that has been reduced to 15 lots. The lots range from 5,100 square feet to 15,000 square feet. There is approximately a half acre of open space at the southeast corner of the site. The R-PD3 (Residential Planned Development – 3 Units Per Acre) is in conformance with the R (Rural) designation of the General Plan. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 10 – Z-0041-02

MINUTES – Continued:

JEFFREY ARMSTRONG explained there will be 15 lots at a density of 3.40 units per acre. The original proposal included a General Plan Amendment, which was withdrawn. They met with the neighbors on three different occasions, but could not come to an understanding. This proposal conforms to the Southwest Sector Land Use Plan for the R (Rural) designation.

WALTER COSPER, Sunland Village, 4956 Nettie Avenue, appeared in protest. This property has been in a flood zone for years, which is why it has not been developed. It should be development with two houses per acre. The only property that has been changed in this village in the last twenty-five years is commercial property on Bonanza Road from Irene Avenue to the Las Vegas Wash. This will create additional traffic, which will be a hazard because of the horses and children in the area.

MARTA MINTY, 4740 East Van Buren Avenue, appeared in protest. The schools are already overcrowded. She does not want to move.

KATHRYN COUNCILMAN, 4815 Harris Avenue, appeared in protest. She raises miniature horses and wants to keep her property zoned for horses. The middle school across the street is overcrowded. This will create a lot of additional traffic.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen. He asked if the drainage channel is included in the 4.40 acres.

DONNA ARMSTRONG, 4848 Nettie Avenue, appeared in protest. She wondered what the proposed green area will contain and who will maintain it. She has invested a lot of money in her home and does not want to move.

JAEN RUPPRECHT, 4777 East Harris Avenue, appeared in protest. These homes will be adjacent to her house. She wondered where the people going to the school will be parking as there is already a problem with parking. This will increase the traffic and accidents in the area.

DAN BARG, 4992 Nettie Avenue, appeared in protest. He wants this property to be developed with half-acre lots. He was fearful these homes will be rentals.

ERIK MARTINET, 4938 Nettie Avenue, appeared in protest. He wants this property to be developed with half-acre lots. This will create a lot of additional traffic. He suggested speed bumps to keep the speed down.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 10 – Z-0041-02

MINUTES – Continued:

LAGINA LASWELL, 4792 Nettie Avenue, appeared in protest. There is a lot of traffic, especially on Marco Street, because the school is overcrowded. This area is losing its rural character.

DEPUTY CITY ATTORNEY BRYAN SCOTT said he reviewed the Staff Report and determined that this property is not within a Rural Preservation Neighborhood. MR. CLAPSADDLE added that this property is in the rural buffer area of RPN. The Rural designation and the R-PD3 (Residential Planned Development – 3 Units Per Acre) allows up to 3.49 units per acre. The Rural Preservation requirements are 3.0 units per acre. Staff reviewed issues in regard to the RPN. There is flexibility regarding 3.0 units per acre. Secondly, this is an irregularly shaped parcel and bounded by a wash. Due to the triangular shape and ability to access the site from the west across the channel, the site does not lend itself to the development of half-acre lots or development that is normally seen in a rural preservation area. Another reason is the open space requirement. This exceeds the open space requirement of the code. Finally, the design of the project has four lots so the lots that are 10,000 to 12,000 square feet along the eastern boundary of the site give a transition from the R-E (Residential Estates). Therefore, 15 lots is a reasonable use.

JEFFREY ARMSTRONG said they met with the neighbors. The drainage channel is not included in the 4.40 acres. The open space areas will be either landscaped or desert landscaping. This will increase the school population by approximately seven students. All the homes will be for sale. The developer does not plan to have speed bumps. This conforms to the Master Plan.

COMMISSIONER McSWAIN said she likes the way this proposal is laid out. She was concerned about the traffic coming out onto Marion Drive. MR. ARMSTRONG said the traffic study will indicate what traffic control is needed. Only ten homes will come out onto Harris Avenue.

COMMISSIONER QUINN thought the two park areas could be deleted and the lots made bigger. There is a school across the street where the children can play. MR. ARMSTRONG said they are required to have open space within an R-PD development. MR. CLAPSADDLE responded that if the open space was deleted in the northwest corner of the site, they would still have adequate open space to meet the requirements of the code.

CHAIRMAN GALATI felt this request is too dense. He did not feel that eliminating the open space would make the lots substantially larger. He would prefer much larger lots, one access to Harris Avenue, and the lots compatible to the adjacent homes.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 10 – Z-0041-02

MINUTES – Continued:

COMMISSIONER QUINN made a motion for abeyance to allow time for the applicant to apply for a Variance for the green space and to work with staff to change the layout of the lots.

COMMISSIONER McSWAIN commented after the motion was made that she would not object to the open space being eliminated.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 10 [Z-0041-02] and Item 11 [Z-0041-02(1)] was held under Item 10 [Z-0041-02].

(6:25 – 7:04)

1-700

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE – Z-0041-02(1) - NELLIS LAND COMPANY ON BEHALF OF LONGFORD GROUP - Request for a Site Development Plan Review FOR A PROPOSED 15-LOT SINGLE-FAMILY SUBDIVISION on 4.40 acres, located adjacent to the south side of Harris Avenue, east of the Marion Drive alignment (APN: 140-29-801-001), PROPOSED: R-PD3 (Residential Planned Density- 3 Units per Acre) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

62

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESEL – ABEYANCE of Item 10 [Z-0041-02] and Item 11 [Z-0041-02(1)] to the 10/24/2002 Planning Commission meeting – Motion carried with EVANS voting NO

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JEFFREY ARMSTRONG, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant.

PROTESTANTS:

WALTER COSPER, Sunland Village, 4956 Nettie Avenue
MARTA MINTY, 4740 East Van Buren
KATHRYN COUNCILMAN, 4815 Harris Avenue
DONNA ARMSTRONG, 4848 Nettie Avenue
JAEN RUPPRECHT, 4777 East Harris Avenue
DAN BARG, 4992 Nettie Avenue
ERIK MARTINET, 4938 Nettie Avenue
LAGINA LASWELL, 4792 Nettie Avenue

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 11 – Z-0041-02(1)

MINUTES – Continued:

CONCERNED:

TODD FARLOW, 240 North 19th Street

NOTE: All discussion for Item 10 [Z-0041-02] and Item 11 [Z-0041-02(1)] was held under Item 10 [Z-0041-02].

(6:25 – 7:04)

1-700

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE — RENOTIFICATION - Z-0054-02 - NELLIS LAND COMPANY - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD5 (Residential Planned Development, 5 Units per Acre) of 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004), Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions – Motion carried with GALATI and EVANS voting NO

To be heard by the City Council on 10/16/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the last time this application was heard it was for a 34-lot residential subdivision on the site. This current application is a rezoning to R-PD5 (Residential Planned Development – 5 Units Per Acre). This proposed subdivision is 37 lots. This property is designated L (Low Density Residential) on the General Plan. This density is in conformance to the L (Low Density Residential) designation. It is bordered by R-1 (Single Family Residential) to the west, R-CL (Residential Compact Lots) to the south and the Las Vegas Wash to the east.

JEFFREY ARMSTRONG, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 12 – Z-0054-02

MINUTES – Continued:

MARTA MINTY, 4740 East Van Buren Avenue, appeared in protest. This area is R-E (Residence Estates). The applicant was aware of the zoning in the area and should not have purchased the property.

DONNA ARMSTRONG, 4848 Nettie Avenue, appeared in protest. If this is approved, Marion Drive should be cut through.

WALTER COSPER, 4956 Nettie Avenue, appeared in protest. This proposal began with an overall request for 50 lots. No one that lives in this area that he talked to is in favor of this proposal. He wants this property to be developed with half-acre lots. The school in the area is already overcrowded.

TODD FARLOW, 240 North 19th Street, appeared in protest. The owner of this property should not have purchased it until they had this zoning. They knew that the wash was there.

LAGINA LASWELL, 4792 Nettie Avenue, appeared in protest. The school is only supposed to have 600 students and it has 1,700 students. Whenever the school has an activity, that creates a parking problem on the residential streets. If they have desert landscaping, the children will be throwing rocks. There would be too many houses on this property.

JEFFREY ARMSTRONG appeared in rebuttal. Any new development creates traffic. They have held meetings with the neighbors. The properties on the north and south have a total of 12.05 acres. They are proposing 37 homes on the south property and 15 homes on the north property. They are not using the wash. On the north side is 4.40 acres and 7.65 acres on the south side, which are being developed within the General Plan designation. They are not asking for a hardship. This will not be Section 8 housing, but housing for sale. The play area is open space, which is a requirement in the R-PD zones.

COMMISSIONER TRUESDELL commented that there are R-1 (Single Family Residential) homes and R-CL (Residential Compact Lots) homes in the area. Thirty-four lots will not create a traffic jam. There are enough parks in the area so there is no need for open space in this development.

MR. CLAPSADDLE clarified that the parcel in Item 10 [Z-0041-02] and Item 11 [Z-0041-02(1)] was in the buffer area and the eastern third of this site is in the Rural Preservation Neighborhood, but not the entire site.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 12 – Z-0054-02

MINUTES – Continued:

COMMISSIONER NIGRO thought the shape of the site and the wash create a challenge more than being an amenity. This project is appropriate for the area.

CHAIRMAN GALATI asked about the size of the lots because he felt the lots should be the same size as the adjacent lots. To put an R-PD5 (Residential Planned Development – 5 Units Per Acre) in-between the R-1 (Single Family Residential) and R-E (Ranch Estates) does not seem to be appropriate. MR. ARMSTRONG replied that the lots range from 52 to 60 feet in width.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 12 [Z-0054-02] and Item 13 [Z-0054-02(1)] was held under Item 12 [Z-0054-02].

(7:04 – 7:27)

1-2180

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 30 feet of right-of-way adjacent to this site, where not previously dedicated, for Marion Drive.
4. Construct half-street improvements on Marion Drive adjacent to this site and construct all incomplete half-street improvements on Bonanza Road adjacent to this site concurrent with development of this site. Improvements on Marion Drive shall be designed and constructed to accommodate the anticipated bridge crossing of the wash in the Marion Drive alignment.
5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 12 – Z-0054-02

CONDITIONS – Continued:

6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.
7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE — RENOTIFICATION - Z-0054-02(1) - NELLIS LAND COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 37-LOT RESIDENTIAL SUBDIVISION on 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004), PROPOSED R-PD5 (Residential Planned Development - 5 Units per Acre) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

5

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions – Motion carried with GALATI and EVANS voting NO

To be heard by the City Council on 10/16/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this item relates to Item12 [Z-0054-02].

JEFFREY ARMSTRONG, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of applicant.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 13 – Z-0054-02(1)

MINUTES – Continued:

MARTA MINTY, 4740 East Van Buren Avenue, appeared in protest.

DONNA ARMSTRONG, 4848 Nettie Avenue, appeared in protest.

WALTER COSPER, 4956 Nettie Avenue, appeared in protest.

TODD FARLOW, 240 North 19th Street, appeared in protest.

LAGINA LASWELL, 4792 Nettie Avenue, appeared in protest.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 12 [Z-0054-02] and Item 13 [Z-0054-02(1)] was held under Item 12 [Z-0054-02].

(7:04 – 7:27)

1-2180

CONDITIONS:

Planning and Development

1. The companion Rezoning request for the site [Z-0054-02] to an R-PD5 (Residential Planned Development - 5 Units per Acre) Zoning District is approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 14 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 10 feet in the rear.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 13 – Z-0054-02(1)

CONDITIONS – Continued:

6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives, prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a. Access drives shall be aligned opposite to, or offset a minimum of 220 feet from, existing streets or driveways.
14. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-54-02 and all other site-related actions.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 13 – Z-0054-02(1)

CONDITIONS – Continued:

15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map. o the time application is made for a building permit.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE – RENOTIFICATION - U-0071-02 - ALTA MIRA COMMERCIAL LIMITED PARTNERSHIP ON BEHALF OF WAL-MART STORES, INC. - Request for a Special Use Permit TO ALLOW PACKAGED LIQUOR SALES FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A PROPOSED NEIGHBORHOOD MARKET located adjacent to the northeast corner of Craig Road and Jones Boulevard (APN: 138-01-219-002), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

571

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

11

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Booklet Indicating Site Plan and Maps
5. Petitions Indicating Approvals and Denials

MOTION:

QUINN - APPROVED subject to conditions – Motion carried with EVANS voting NO and McSWAIN abstaining as the owner of the property is involved with her firm

To be heard by the City Council on 10/16/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this site is zoned C-1 (Limited Commercial). The request for the sale of packaged liquor conforms to the code and standards for a use permit. The revised site plan was the result of neighborhood meetings, but it was not submitted to staff in time to be put into the backup report for the Commissioners.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 14 – U-0071-02

MINUTES – Continued:

There has been an increase in the landscaping along the north and east sides of the site. The original site plan showed a ten-foot wide buffer. This proposal indicates a 20-foot wide buffer with two tiers of 36-inch box trees 20 feet on center. The last time this item was before the Planning Commission there were concerns with parking and on-site access. The applicant has flipped the parking in order to have a better on-site design. Another issue was parking in front of the building. There are still eight parking spaces that require backing into the site in a 30-foot wide drive aisle. That could cause traffic circulation problems.

TOM SCHANKE appeared on behalf of the applicant. MR. SCHANKE said the Wal-Mart neighborhood market is a new product for Wal-Mart. Las Vegas is one of the first areas to introduce this product. They have it in a couple of areas in the east. It is a 39,000-square foot building and just a grocery store. Wal-Mart located these grocery stores within three miles of their super stores. They found that there were many customers that enjoyed the shopping aspect of the super center and prices, but did not necessarily need the retail aspect, so they created the neighborhood market. This is the second neighborhood market in southern Nevada. There was one approved in Clark County recently. Three neighborhood meetings have been held. They have tried to work out the concerns of the residents. This is an allowed use in the C-1 (Limited Commercial) zone. There will be a drive-up pharmacy.

ROBIN HARPSTER, EKN Engineering, 245 East Warm Springs Road, Suite 100, said the site plan meets the standards in Title 19A. There will be three driveways: a full access driveway on Craig Road, a right in-right out only on Craig Road and a full access driveway on Jones Boulevard. Some of the concerns at the neighborhood meeting were security, truck delivery hours, traffic, store hours, operations and lighting. An eight-foot high screen wall will be provided along the northerly and easterly property line. In addition, the wall-pack lights will be included along the screen wall eliminating the landscape area and providing additional safety. There will be a ten-foot high screen wall along the loading dock and eight-foot high screen wall along the trash compactor area. There will be 20-foot high light poles in the parking area. In addition, there will be two 15-foot high light poles, one on the northern portion of the property and one on the eastern portion of the property line. The truck route will be directed away from the neighbors. Staff objects to any parking in front of the store. The elimination of that parking would be inconvenient for customers who want to go into the market or pharmacy and pick up items quickly. Therefore, MS. HARPSTER requested Condition 4 be deleted.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 14 – U-0071-02

MINUTES – Continued:

MR. SCHANKE added that there have been several discussions in regard to the eight-foot high block wall. They have agreed to either build a new wall or build an eight-foot high screening wall whereby Wal-Mart would maintain the breezeway between the two walls. In regard to the seven convenience parking spaces in the front of the market, there is a precedence set in the valley where that has been allowed at Walgreen, CVS and Rite Aid.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen. Meat, fresh fruit and vegetables require a special dumpster that has to be picked up often.

RANDY HATTON, Rancho Alta Mira, 5709 La Coma Way, appeared in protest. Wal-Mart held two meetings for the neighborhood and one meeting just for those that live along the wall. There are several senior citizens living in the area who are intimidated by this proposal.

TIMOTHY KLINE, 4417 Crimson Leaf Drive, appeared in protest. The building is positioned on the northern portion of the property against some homes. The loading dock and trash compactor would be approximately 60 feet from the bedroom windows of those homes. Initially it was proposed that the trucks would turn into the west driveway and proceed along the wall to get to the dock. It would be difficult for a truck to maneuver the turns. It appears there will be line-of-sight problems for the vehicles. Since the store is small, they would have more deliveries. Refrigeration trucks will have to idle waiting their turn at the dock. That poses a health risk and jeopardizes the health of the citizens. An increase in traffic would create more of a hazard for the children. He objected to a 24-hour operation, which could increase crime in the area. Alcohol sales could be a safety concern. Regardless of the height of the lights, they will impose on the residents' privacy. Directly south of this lot, there is a shopping center with several vacant stores. He was concerned that if this is not a successful venture it could devalue the surrounding homes.

LILLIAN JACOBSON, 4904 North Bronco Street, appeared in protest. This site has been before the City for various issues. There is a lot of walking in this area. Rancho Market in the area failed because it did not offer as many items as a large grocery store like Smith's or Von's. In addition, it was not a 24-hour operation. She would like to see the sale of alcohol removed from this store.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 14 – U-0071-02

MINUTES – Continued:

FRANK MONROIG, 6113 Burnt Hills Drive, appeared in protest. It is almost impossible to cross the corner at Craig Road and Jones Boulevard at the present time.

AL GALLEG0, citizen of Las Vegas, appeared as a concerned citizen. The seven parking spaces in the front of the building should be designated as handicapped spaces. The first row of trees should be removed to make it less difficult for trucks to maneuver around.

LORINE ELLWOOD, 5925 Briar Rose Lane, appeared in protest. She does not want to live close to a Wal-Mart store. When there are too many grocery stores in an area, some of them eventually close.

DIANA BEARDEN, 5921 Marbrisas Lane, appeared to state she is in objection to this market.

LAURA ARREDONDO, 5809 Alimar Drive, appeared in protest. Her house will be close to the trash compactor. She thought this property was going to be developed with office or medical buildings.

GAIL LAMBRIES, 5917 Marbrisas Lane, appeared in protest. She lives along the wall and objected to a 24-hour store so close to her home.

FRANCISCO BECERRA, 5813 Red Umber Avenue, appeared in protest.

TRAVIS VANCSTENDORP, 4419 Crimson Leaf Drive, appeared in protest.

DONALD WARREN, 4708 Crimson Leaf Drive, appeared in protest. This development should blend in with the neighborhood. This will be a busy store. He objected to the 24-hour nature and felt this store will reduce the value of the surrounding homes.

SHARI PATTERSON, 4508 Crimson Leaf Drive, appeared in protest. Her main objection was that the building is pushed up against the wall, which intensifies all the nuisance concerns of the neighbors.

ROBIN ADDIS, 4500 Crimson Leaf Drive, appeared in protest. She concurred with the other residents.

BOB ADDIS, 4500 Crimson Leaf Drive, appeared in protest. This would deteriorate the quality of life in the area.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 14 – U-0071-02

MINUTES – Continued:

GLENN FULLER, 4440 Crimson Leaf Drive, appeared in protest. This needs to be denied.

LOIS GREENWALD, 5728 Manito Circle, appeared in protest. She was concerned about the traffic, which would be increased by this store.

ROBERT POWELL, 4424 Crimson Leaf Drive, appeared in protest. Wal-Mart is well represented in the area. It will infringe on the rights of the citizens. There will be too many lights.

GLENN BEAHN, 4445 Blue Royal Drive, appeared in protest. There are too many grocery stores in the area at the present time. He was fearful this store will not be successful.

DR. RUTHAN KANNEGIETER, 5909 Marbrisas Avenue, appeared in protest. Her house will be directly across from the loading zone. She concurred with the previous speakers.

TOM SCHANKE appeared in rebuttal. Craig Road and Jones Boulevard are two section line streets. This property has been zoned since 1998 for C-1 (Limited Commercial). Wal-Mart has a distribution center where the products for a certain store are delivered to it by truck. The truck does not make multiple drop-offs. Most of the stores are furnished with their own products, except for dairy, soda, bread and chips. Other grocery stores have multiple deliveries throughout the day. They will have 36-inch box trees whereby only 24-inch box trees are required. Wal-Mart is the largest corporation in the world. It is unlikely that a Wal-Mart neighborhood market will fail. The out parcels are small and the plan is to sell them. The grocery stores in the valley are open 24 hours.

ROBIN HARPSTER explained three line-of-sight exhibits on the monitor to indicate the view from the residents' properties.

DEPUTY CITY ATTORNEY BRYAN SCOTT explained that the distance requirement is 400 feet. The Site Development Plan Review is intended to insure that the proposed development is compatible with the development in the area, consistent with Title 19A, Design Standards Manual and Wall Buffer Standards, and other duly adopted City plans, policies and standards. The site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. Another consideration is whether building materials are appropriate for the area, whether the building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance, but create an orderly and aesthetically pleasing environment and are harmonious and compatible with the development in the area. Additionally, on the Site Development Plan, the Planning Commission is to consider whether appropriate measures are taken to secure and protect the public health, safety, and general welfare of the community.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 14 – U-0071-02

MINUTES – Continued:

COMMISSIONER GOYNES went to the area and was concerned about the wall height. Will the lighting carry over into the neighbors' back yards?

MS. HARPSTER commented that based on the current grading plan that was submitted for the drainage study, the grade of the site is lower than the neighbors' yards. With the eight-foot high wall and 15-foot high trees, it would adequately screen the neighbors from the building. The 15-foot high light poles on the north will have the lowest bulbs as possible. They would be willing to accept a lighting shield condition. All loading and unloading will occur inside the building. The trash compactor will be relocated inside the building. The architectural and color schemes are consistent with the valley and desert landscaping.

TOM SCHANKE added that they will agree to a condition requiring specific hours for trash pickup.

COMMISSIONER EVANS said he received many telephone calls in opposition to this application. He gave various statistics that he found when he researched the Wal-Mart Company. He did not feel this store will close, but will have devastating consequences throughout the valley. The surrounding homeowners are in opposition.

COMMISSIONER QUINN felt Wal-Mart is entitled to be in this C-1 (Limited Commercial) zone, but the responsibility of the Planning Commission is to see that this will be compatible with the neighbors. For him to vote for approval on this request, the wall in the back should be high enough and totally screened from the adjacent residents to keep the noise from reverberating through the back of a truck. The convenience parking has to be handicapped with four spaces right in the front and two spaces on the east and the delivery hours to be during the daytime hours.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 14 – U-0071-02

MINUTES – Continued:

COMMISSIONER TRUESDELL said he had several telephone calls in regard to this request. He does not want any R-V parking on the site. He suggested a landscape feature along the north side of the building. This property was always envisioned commercial. He did not object to liquor sales late at night. He wondered how much noise will be generated due to the trash compactor.

COMMISSIONER NIGRO stated he supports this request providing there are some conditions imposed. He was concerned about the turning radius on Craig Road. DAVID GUERRA, Public Works, said the driveways will be reviewed when the drawings are submitted to the City. MS. HARPSTER added that the driveways were designed per the City's standards. Their traffic study has been approved.

RUDY STARKS, 3980 Howard Hughes Parkway, explained the trash compactor is located inside the building and the noise does not transmit through the walls. CHAIRMAN GALATI requested a condition that the noise level should be studied prior to the City Council hearing. MR. SCHANKE agreed to work with staff on the noise level.

CHAIRMAN GALATI requested the applicant meet with the Public Works' staff regarding the on-site circulation of the trucks. MR. SCHANKE felt the on-site circulation could be worked out with staff inasmuch as they have an excess of parking spaces.

CHAIRMAN GALATI pointed out that this is not a regional draw. It will serve persons driving by or living in the neighborhood. He felt there is enough population in the area to serve this store. This is a developer that has the financial wherewithal to develop this property appropriately. He also requested a condition that the landscaping be placed on a 30-inch berm. MR. GUERRA said Condition 18 addresses that concern.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 14 [U-0071-02] and Item 15 [Z-0108-88(15)] was held under Item 14 [U-0071-02].

(7:27 – 8:59)

1-2940

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 14 – U-0071-02

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Approval of this Special Use Permit does not constitute approval of a liquor license.
3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0108-88) and Site Development Plan Review [Z-0108-88(15)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - RENOTIFICATION - Z-0108-88(15) - ALTA MIRA COMMERCIAL LIMITED PARTNERSHIP ON BEHALF OF WAL-MART STORES, INC. - Request for a Site Development Plan Review TO ALLOW A PROPOSED 39,910 SQUARE-FOOT WAL-MART NEIGHBORHOOD MARKET on 8.17 acres located adjacent to the northeast corner of Craig Road and Jones Boulevard (APN: 138-01-219-002), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

571

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

11

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Petitions Indicating Approvals And Denials

MOTION:

QUINN - APPROVED subject to conditions with additional conditions that applicant work with staff on loading dock for trucks, enclosed canopy, noise mitigation of the trash compactor, shifting handicapped parking, delivery hours 8:00 a.m. to 8:00 p.m., no R-V parking, planter islands on east side, north wall at 8 feet and berm to 30 inches with 36 inch box trees 20 feet on center – Motion carried with EVANS voting NO and McSWAIN abstaining

To be heard by the City Council on 10/16/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that the revised site plan was not submitted to staff in time to be put in the backup report for the Commissioners.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 15 – Z-0108-88(15)

MINUTES – Continued:

There was no discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 14 [U-0071-02] and Item 15 [Z-0108-88(15)] was held under Item 14 [U-0071-02].

(7:27 – 8:59)

1-2940

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the three easternmost rows of parking “flipped” with the two way driveway in the center of the parking lot removed.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the deletion of the row of parking directly abutting the front of the building.
5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect some type of barrier and ground cover to prevent customers from driving through the pad sites and causing a dust nuisance.
6. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 15 – Z-0108-88(15)

CONDITIONS – Continued:

7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
8. A detailed landscaping plan indicating the size and type of each species must be submitted prior to or at the same time application is made for a building permit.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
13. Any proposed property line walls, if any, shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. All City Code requirements and design standards of all City departments must be satisfied.
16. Provide a 20 foot wide Public Sewer Easement overlying the existing 10 foot wide private sewer easement for the existing 8 inch on-site private sewer, thus making the 8 inch sewer line public. Coordinate with the Collection Systems Planning Section to determine what other steps may be required to make the on-site sewer line public; comply with the recommendations of the Collection Systems Planning Section prior to occupancy of this site.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 15 – Z-0108-88(15)

CONDITIONS – Continued:

Public Works

17. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site.
18. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Driveways accessing Craig Road shall also comply with Nevada Department of Transportation standards.
19. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site.
20. Obtain an Occupancy Permit and or submit an encroachment application for all landscaping and private improvements (driveways) in the Craig Road public right-of-way adjacent to this site prior to the issuance of any permits.
21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 15 – Z-0108-88(15)

CONDITIONS – Continued:

22. Per the intent of a commercial subdivision, all parcels and pad sites within the boundaries of the Rancho Alta Mira Plaza (Commercial Subdivision) shall have perpetual, unrestricted access to all driveways servicing the overall subdivision. No walls, curbs, or other barriers shall be erected preventing such inter-site access.
23. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0108-88, the Rancho Alta Mira Plaza (Commercial Subdivision) and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☐

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - U-0064-02 - J AND K VILLANI TRUST - Request for a Special Use Permit FOR A MINOR AUTOMOTIVE REPAIR GARAGE on 1.05 acres located on the north side of Lake Mead Boulevard, approximately 640 feet west of Torrey Pines Drive (APN: 138-23-201-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESELL – ABEYANCE of Item 16 [U-0064-02] and Item 17 [Z-0045-94(8)] until the 10/10/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 16 [U-0064-02] and Item 17 [Z-0045-94(8)] be held in abeyance until the 10/10/2002 Planning Commission meeting. The reason for this abeyance request is that the Extension of Time for the rezoning was held in abeyance at the City Council. That has to be heard prior to these items being heard. There will be a neighborhood meeting scheduled.

No one appeared to represent the application.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 16 – U-0064-02

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 16 [U-0064-02]] and Item 17 [Z-0045-94(8)] was held under Item 16 [U-0064-02].

(6:08 – 6:10)

1-130

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - Z-0045-94(8) - J AND K VILLANI TRUST -
Request for a Site Development Plan Review FOR A MINOR AUTOMOTIVE REPAIR GARAGE FACILITY on 1.05 acres located on the north side of Lake Mead Boulevard, approximately 640 feet west of Torrey Pines Drive (APN: 138-23-201-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESEL – ABEYANCE of Item 16 [U-0064-02] and Item 17 [Z-0045-94(8)] until the 10/10/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

No one appeared to represent the application.

No one appeared in opposition.

There was no discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 16 [U-0064-02] and Item 17 [Z-0045-94(8)] was held under Item 16 [U-0064-02].

(6:08 – 6:10)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - Z-0057-02(1) - TOWN CENTER VENTURES, LIMITED LIABILITY COMPANY ON BEHALF OF PAGEANTRY HOMES - Request for a Site Development Plan Review FOR A PROPOSED 341-UNIT, MEDIUM DENSITY MIXED RESIDENTIAL DEVELOPMENT (CONSISTING OF 176 CONDOMINIUMS AND 165 APARTMENTS) on 20.0 acres (PROPOSED DENSITY OF 17.05 DWELLING UNITS PER ACRE) adjacent to the southwest corner of Fort Apache Road and Gilcrease Avenue (APN: 125-18-601-002 through 005), U (Undeveloped) Zone [M-TC (Medium Density Residential - Town Center) Land Use Designation], [PROPOSED: T-C (Town Center)] Zone Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions – UNANIMOUS with McSWAIN excused

To be heard by the City Council on 10/16/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this item was held at the last meeting to provide time to address concerns about the architectural design and building elevations. It will be 341 units containing 176 condominiums and 165 apartments on a 20-acre parcel. Staff is still working with the applicant on a more imaginative site and building design with a multi-use trail along Fort Apache Road. Staff and the applicant do not agree on all the conditions, so they need to work on those.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 18 – Z-0057-02(1)

MINUTES – Continued:

RUSSELL SKUSE, Tetra Tech, Inc., 401 North Buffalo Drive, #100, appeared on behalf of the applicant.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen and asked if this will be a walled community. CHAIRMAN GALATI thought it was a walled community, but not gated.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:20 – 9:24)

2-3532

CONDITIONS:

Planning and Development

1. Any single unit within the condominium portion of the project shall have a 50 feet minimum straight unobstructed view from any windows located on, at least, one side of the unit.
2. Any single unit within the condominium portion of the project shall be within walking distance or within a maximum 250 feet, without the need of crossing a traffic lane or driveway, to a play/barbeque area.
3. A continuous row of trees, at least 24-inch box evergreen, planted 30-feet on-center maximum shall be located along the entire south property line.
4. Parking landscape for the entire project shall be provided at the required rate of one 24-inch box tree for every six parking spaces. Trees may be located within 50 feet of their required location.
5. The front door of each unit shall be visible from the access drive serving that unit.
6. The roof eaves on all sides of the building shall extend a minimum of 18 inches beyond the face of the building.
7. The use of horizontal band on the elevations shall be consistent with the color scheme of the building. A different color shall be used on either side of the band.
8. The color palette used for each building shall include at least three colors. Variations from light to dark of the same color are not acceptable.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 18 – Z-0057-02(1)

CONDITIONS – Continued:

9. All ground floor doors or windows along the path of a unit entry door or when facing a common open space areas, as computed in the calculation to meet the open space requirements, shall be treated with architectural elements such as pop out, shutter, or pot shelves.
10. Air conditioning and ventilation equipment shall be screened from views, including views from any recreation areas, as computed in the calculation to meet the open space requirements, and shall be located at a minimum 25 feet from any adjoining residential unit.
11. The use of privacy walls between units is not permitted.
12. Common open space areas, as computed in the calculation to meet the open space requirements, shall remain open at all time and shall be landscaped in such a way as to encourage the use of the open recreational areas.
13. Provide the required Multi-Use Trail along Fort Apache Road in accordance with Map Six of the Trails Element of the Master Plan. The trail shall be constructed concurrent with development of this site and be maintained by the Homeowner's Association.
14. The Tentative Map shall depict the required median within the Fort Apache Road right-of-way.
15. The standards for this development shall include the following: minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
16. The setbacks for this development shall be ten feet from the exterior property lines and a minimum of ten feet between buildings.
17. Detailed site and landscaping plans shall be approved by Planning and Development Department staff, prior to the time application is made for a building permit, that depict the landscaping and hardscaped areas within the Trail Alignments and the Amenity Zones as shown in the Town Center Development Standards. The landscape plan shall detail plant types, sizes, and locations as required by the Town Center Development Standards. Onsite trees shall conform to the landscaping standards of Town Center. Palm trees shall be at least 25 feet in height. All other trees shall be 18 feet in height. The landscape plan shall include sufficient information to confirm conformance with spacing requirements.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 18 – Z-0057-02(1)

CONDITIONS – Continued:

18. A detailed plan depicting sidewalk construction that complies with the Town Center Development Standards shall be approved by Planning and Development Department staff prior to the time application is made for a building permit.
19. A Rezoning (Z-0057-02) to a T-C (Town Center) Zoning District and a Special Use Permit (U-0094-02) for private streets approved by the City Council.
20. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
21. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
22. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
23. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license where applicable.]
24. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
25. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
26. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
27. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 18 – Z-0057-02(1)

CONDITIONS – Continued:

28. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
29. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

30. A Master Streetlight Plan shall be submitted and approved by the Department of Public Works prior to the submittal of any construction drawings for this site.
31. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
32. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
33. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
34. Site development to comply with all applicable conditions of approval for Z-57-02 and all other subsequent site-related actions.
35. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - TM-0035-02(1) - LONE MOUNTAIN RIDGES - KB HOME NEVADA, INC. - Request for a Review of Condition on an approved Tentative Map TO ALLOW RETAINING WALLS IN EXCESS OF NINE FEET, WHERE CONDITION NUMBER TWO ALLOWS A MAXIMUM OF SIX FEET on 10 acres located adjacent to the north side of Alexander Road approximately 700 feet west of Vegas Vista Trail (APN: 137-01-801-005 and 006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Wall Elevation Drawing

MOTION:

QUINN – APPROVED subject to conditions – Motion carried with TRUESDELL voting NO and McSWAIN excused

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the original condition on the retaining walls required a Variance. That is not the correct procedure. The correct procedure is a Review of Condition, which is Item 20 [TM-0035-02(2)]. Staff would like the condition removed.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 19 – TM-0035-02(1)

MINUTES – Continued:

ALISON HAYES, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. She concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 20 [TM-0035-02(2)] for further discussion.

(9:24 – 9:36)

3-110

CONDITIONS:

Planning and Development

1. Delete condition number two of the Tentative Map for Lone Mountain Ridges (TM-0035-02).
2. Conformance to all applicable conditions of Tentative Map [TM-0035-02], not affected by this review of condition.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - TM-0035-02(2) - LONE MOUNTAIN RIDGES - KB HOME NEVADA, INC. - Request for a Review of retaining wall heights TO ALLOW RETAINING WALLS IN EXCESS OF NINE FEET WHERE TITLE 18 ALLOWS A MAXIMUM RETAINING WALL HEIGHT OF SIX FEET on 10 acres located adjacent to the north side of Alexander Road approximately 700 feet west of Vegas Vista Trail (APN: 137-01-801-005 and 006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to condition – UNANIMOUS with GALATI and TRUEDELL voting NO and McSWAIN excused

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated one reason this item was held in abeyance was to give the applicant time to submit a revised elevation. The applicant is proposing to have a 10-foot high CMU wall that has contrasting colors and good texture. On top of the wall will be a four-foot wrought iron fence. That makes a 14-foot high wall, which is not in conformance with the code. The property to the east that is designated PCD is where the problem lies. If a 14-foot high wall is allowed along that property line, that property would then be 10 feet below grade. Staff would like to have the applicant terrace the back yards and terrace the wall. That would meet the standards of the code, as well as alleviate any problems for the abutting property owner.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 20 – TM-0035-02(2)

MINUTES – Continued:

ALISON HAYES, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. The natural slope of this site is greater than 4%. The grades are set by the Beltway. There is an overpass at the Beltway that is at a 6% grade coming down to this site. The subdivision to the north and east are set at a higher elevation. The drainage study was approved based on a terraced wall, but with a decorative wall it will mitigate the appearance of a solid concrete wall.

No one appeared in opposition.

COMMISSIONER TRUESDELL felt the wall needs to have more character.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 19 [TM-0035-02(1)] for further discussion.

(9:24 – 9:36)

3-110

CONDITIONS:

Planning and Development

1. Conformance to the conditions of approval for the Lone Mountain Ridges Tentative Map [TM-0035-02].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - RESCIND PREVIOUS ACTION - Z-0024-99(43) - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY - Request for a Major Modification to the Lone Mountain West Master Development Plan to add approximately 15 acres into the Plan and have the subject area designated as Medium Low Density Residential on the south side of Lone Mountain Road, approximately 330 feet west of Cliff Shadows Parkway (APN: 137-01-101-002, 003, and 004), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – APPROVED RESCISSION – UNANIMOUS with TRUESELL abstaining as he has a business relationship with the property owner and McSWAIN excused

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated Item 21 [Z-0024-99(43)] and Item 22 [Z-0024-99(43)] have been held to this meeting due to an error in notification. The Staff Reports have not changed since the prior meeting. Adding 15 acres into the Plan is consistent with the PCD (Planned Community Development). The current General Plan designation will be unaffected.

CALVIN CHAMPLIN, Quadrant Planning, 3320 North Buffalo Drive, appeared on behalf of the applicant.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 21 – Z-0024-99(43)

MINUTES – Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 22 [Z-0024-00(43)] for further discussion.
(9:36 – 9:42)
3-450

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - RECONSIDER - RENOTIFICATION - Z-0024-99(43) - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY - Request for a Major Modification to the Lone Mountain West Master Development Plan to add approximately 15 acres into the Plan and have the subject area designated as Medium Low Density Residential on the south side of Lone Mountain Road, approximately 330 feet west of Cliff Shadows Parkway (APN: 137-01-101-002, 003, and 004), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions – UNANIMOUS with TRUESEDELL abstaining as he has a business relationship with the property owner and McSWAIN excused

To be heard by the City Council on 10/2/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the Staff Reports have not changed since the prior meeting. Adding 15 acres into the Plan is consistent with the PCD (Planned Community Development). The current General Plan designation will be unaffected.

CALVIN CHAMPLIN, Quadrant Planning, 3320 North Buffalo Drive, appeared on behalf of the applicant.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 22 – Z-0024-99(43)

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen. He wondered if this will affect the trails. MR. CLAPSADDLE said this will not affect the trail system.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 21 [Z-0024-00(43)] for further discussion.

(9:36 – 9:42)

3-450

CONDITIONS:

Planning and Development

1. Conformance to the Lone Mountain West Master Development Plan and Guidelines.

Public Works

2. Upon development appropriate right-of-way dedications, street improvements, drainage plan/studies and traffic mitigation commitments will be required.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0020-97(39) - CLARK COUNTY CREDIT UNION - Request for a Major Modification to the Las Vegas Medical District Plan to change the Land Use Designation FROM: P-O (Professional Office) TO: MD-1 (Medical Support) on 0.84 acres located adjacent to the southeast corner of Bearden Drive and Shadow Lane (APN's: 139-33-402-013 and 023), PD (Planned Development) Zone, [PROPOSED USE: FINANCIAL INSTITUTION], Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to condition – UNANIMOUS with McSWAIN excused

To be heard by the City Council on 10/16/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this site is located in the Las Vegas Medical District Plan area. Within that Plan, this site has been identified as P-O (Professional Office). The use category of banks, insurance companies, savings and loans are not allowed. Therefore, the applicant is seeking to change the category to MD-1 (Medical Support). In MD-1 (Medical Support), the use is allowed as a conditional use provided it is an accessory use on the first floor of an office or apartment/condominium. The intent of the Plan is to allow banking functions and retail functions as ancillary uses within medical buildings, but the overall intent of the Plan is to create a medical campus environment in which these uses are subordinate. Staff recommended approval subject to one condition.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 23 – Z-0020-97(39)

MINUTES – Continued:

DAVID ELLERTSEN, Jawa Studio, 103 East Charleston Boulevard, appeared on behalf of the applicant. He concurred with the condition.

No one appeared in opposition.

COMMISSIONER TRUESDELL agreed with staff in regard to how the Medical District is to be developed. The SIS building is being taken over by the dental college. Valley Hospital has made a commitment to work on a Master Plan before the end of the year. This use would be more acceptable in a building of a larger scale.

COMMISSIONER EVANS asked why the applicant would like to have a stand-alone ATM structure. MR. ELLERTSEN replied that they feel it would serve their client base better.

COMMISSIONER GOYNES felt that if this request is denied, it would set a precedent for what is not acceptable in the Medical District.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 24 [V-0064-02], Item 25 [U-0110-02] and Item 26 [Z-0020-97(4)] for further discussion.

(9:42 –9:57)

3-660

CONDITIONS:

Planning and Development

1. Conformance to the policies of the Las Vegas Medical District Plan.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - V-0064-02 - CLARK COUNTY CREDIT UNION - Request for a Variance TO ALLOW A DETACHED ACCESSORY STRUCTURE (AUTOMATIC TELLER MACHINE) IN THE FRONT YARD, WHERE IT IS NOT ALLOWED, on property located adjacent to the southeast corner of Bearden Drive and Shadow Lane (APN's 139-33-402-013 and 023), PD (Planned Development) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

GOYNES - DENIED – Motion carried with QUINN voting NO and McSWAIN excused

To be heard by the City Council on 10/16/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated that an automatic teller machine in the front yard is a prohibited use. This is a self-imposed hardship because that structure could be incorporated elsewhere on the site. Staff recommended denial.

DAVID ELLERTSEN, Jawa Studio, 103 East Charleston Boulevard, appeared on behalf of the applicant. The location of the ATM drive-thru in the front yard was a maneuver for the visibility of the ATM.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 24 – V-0064-02

MINUTES – Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 23 [Z-0020-97(39)], Item 25 [U-0110-02] and Item 26 [Z-0020-97(4)] for further discussion.

(9:42 – 9:57)

3-660

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0110-02 - CLARK COUNTY CREDIT UNION - Request for a Special Use Permit TO ALLOW A STAND-ALONE FINANCIAL INSTITUTION WITHIN THE LAS VEGAS MEDICAL DISTRICT on property located adjacent to the southeast corner of Bearden Drive and Shadow Lane (APN's: 139-33-402-013 and 023), PD (Planned Development) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

GOYNES - DENIED – Motion carried with QUINN voting NO and McSWAIN excused

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this Special Use Permit is to allow a freestanding financial institution on the subject site, which is contravention with the stated objectives of the Medical District Plan, which is to have these uses incorporated in a larger mixed use or apartment or medical office building. Staff recommended denial.

DAVID ELLERTSEN, Jawa Studio, 103 East Charleston Boulevard, appeared on behalf of the applicant. The clients of the Clark County Credit Union are medical employees and Clark County employees. They have provided 10 feet of landscaping along Shadow Lane and Bearden Drive and 30 feet at the corner.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 25 – U-0110-02

MINUTES – Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 23 [Z-0020-97(39)], Item 24 [V-0064-02] and Item 26 [Z-0020-97(4)]
for further discussion

(9:42 –9:57)

3-660

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0020-97(40) - CLARK COUNTY CREDIT UNION - Request for a Site Development Plan Review and a Reduction of the On-site Landscape Requirement FOR A 2,835 SQUARE FOOT FINANCIAL INSTITUTION WITHIN THE LAS VEGAS MEDICAL DISTRICT on 0.84 acres located adjacent to the southeast corner of Bearden Drive and Shadow Lane (APN's: 139-33-402-013 and 023), PD (Planned Development) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

GOYNES - DENIED – Motion carried with QUINN voting NO and McSWAIN excused

To be heard by the City Council on 10/16/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated the applicant has requested a reduction in some of the on-site landscaping in the southeast corner of the property. There will be more landscaping than the minimum required on the western and northern edges of the site. Because of the drive aisle location and the site configuration in the southeast corner, there is not enough space to provide that landscaping. Staff recommended denial.

DAVID ELLERTSEN, Jawa Studio, 103 East Charleston Boulevard, appeared on behalf of the applicant. He objected to Condition 4. The drive aisle on the southeast portion of the site is between an existing power pole and the property line wall. The reduction of the landscaping is due to the drive aisle. The drive aisle occurs for approximately 15 feet along that side.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 26 – Z-0020-97(40)

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 23 [Z-0020-97(30)], Item 24 [V-0064-02], and Item 25 [U-0110-02] for further discussion.

(9:42 –9:57)
3-660

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0016-98(23) - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS - Request for a Major Modification to the Iron Mountain Ranch Master Plan TO REMOVE APPROXIMATELY 4.40 ACRES FROM THE OVERALL PLAN AND TO EXPUNGE THE RESOLUTION OF INTENT TO R-PD2 (Residential Planned Development – 2 Units per Acre) THAT APPLIES TO THIS SITE, located adjacent to the west side of Thom Boulevard, approximately 700 feet north of Horse Drive (Portion of APN: 125-12-602-002), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Booklet Indicating Meetinghouses, Letters, Parcel Map, and Landscaping Requirements

MOTION:

TRUEDELL - APPROVED subject to conditions – UNANIMOUS with McSWAIN excused

To be heard by the City Council on 10/16/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 27 – Z-0016-98(23)

MINUTES – Continued:

GARY LEOBOLD, Planning and Development, stated there are no references in the Plan to any institutional uses; it is residential throughout. Under R-PD2 (Residential Planned Development – 2 Units per Acre), there is no indication in Title 19 that institutional could be used. This Major Modification would remove the site from the Plan and the R-PD2 from the site, thereby leaving it with R-E (Residence Estates) zoning. Staff recommended approval subject to the conditions.

KEVIN REISCH, Gary Miller Architect & Associates, 624 South 9th Street, appeared on behalf of the owner.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen. He thought the turf should remain on the property to provide a place for the children to play.

BRIAN PINEGAR, 6012 Iron Kettle Street, appeared as a member of the church. They want to have the turf for the youth.

COMMISSIONER EVANS did not feel the applicant is proposing a substantial amount of turf. The turf helps to cool the building and is beneficial for the children.

COMMISSIONER TRUESDELL felt this building is appropriate for the proposed use. He could support the turf.

COMMISSIONER QUINN was in favor of the grass.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 28 [U-0112-02] and Item 29 [Z-0016-98(24)] for further discussion.
(9:57 – 10:19)

3-1180

CONDITIONS:

Planning and Development

1. Parking lot lights shall be restricted to a maximum height of 15 feet and shall be shielded to prevent light spillage onto adjacent residential properties.
2. Handicap parking shall be revised to incorporate required access aisles on each side of handicap spaces.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0112-02 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS - Request for a Special Use Permit FOR A CHURCH/HOUSE OF WORSHIP on 4.40 acres located adjacent to the west side of Thom Boulevard, approximately 700 feet north of Horse Drive (Portion of APN: 125-12-602-002), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units per Acre), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions – UNANIMOUS with McSWAIN excused

To be heard by the City Council on 10/16/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated the R-E zoning would allow for a church on the site with a Special Use Permit. It is a 19,288 square foot church, which would be compatible with the Rural and Low Density in the surrounding area. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 28 – U-0112-02

MINUTES – Continued:

KEVIN REISCH, Gary Miller Architect & Associates, 624 South 9th Street, appeared on behalf of the owner. He submitted photos showing various Latter-Day Saints Churches in Nevada, as well as a letter from Beverly A. Blaskey. The letter requested the exterior lights on the property and streetlights to be consistent with the neighborhood standards, which are “Summerlin style” downcast lights, and the perimeter wall be a decorative, colored block compatible with the existing walls within Iron Mountain Ranch.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen.

BRIAN PINEGAR, 6012 Iron Kettle Street, appeared as a member of the church.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 27 [Z-0016-98(23)] and Item 29 [Z-0016-98(24)] for further discussion.
(9:57 – 10:19)

3-1180

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0016-98(24) - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS - Request for a Site Development Plan Review and to allow turf where it is prohibited in Public Facility Districts FOR A 19,288 SQUARE FOOT CHURCH/HOUSE OF WORSHIP on 4.40 acres located adjacent to the west side of Thom Boulevard, approximately 700 feet north of Horse Drive (Portion of APN: 125-12-602-002), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units per Acre), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions with Conditions 1 and 2 deleted and additional condition to allow turf landscaping as requested by applicant – **UNANIMOUS** with McSWAIN excused

To be heard by the City Council on 10/16/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 29 –Z-0016-98(24)

MINUTES – Continued:

GARY LEOBOLD, Planning and Development, stated there is a component of the application that shows a portion of the landscaping on the sides of the building being turf. A lot of the landscaping on the site is desert landscaping. The provisions of Title 19 prohibit turf in conjunction with a church building. Secondly, because the building is 190 feet long and the roof angle will create an imposing roof section about the size of four standard billboards, that will be somewhat imposing to the surrounding properties. There is a condition to have a portion of the roof that is not over the assembly area but over a portion of the building that has classrooms and other types of ancillary uses to be designed in a way that creates less of an imposing roof line. It will be similar to other buildings throughout the valley, but will reduce the roof impact on the surrounding properties. Staff recommended approval subject to the conditions.

KEVIN REISCH, Gary Miller Architect & Associates, 624 South 9th Street, appeared on behalf of the owner. They did not want to add height to the building because it is in a residential area. Staff suggested lowering the pitch of the roof, which is not conducive to the design of the building. He requested relief from the turf ordinance. The turf can be used for the children. The church is purchasing 4.40 acres from the current owner. They do not want to take the half-street improvements around the property, just the portion of the property adjacent to the streets.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen. He thought the turf should remain on the property to provide a place for the children to play.

BRIAN PINEGAR, 6012 Iron Kettle Street, appeared as a member of the church. They want to have the turf for the youth.

GARY LEOBOLD requested a condition requiring this Site Development Plan Review to expire two years from the date of the final approval unless it is exercised or an Extension of Time is granted by the City Council. He also requested additional conditions regarding mechanical equipment and conformance to the City Code.

DAVID GUERRA, Public Works, referred to Condition 4 which indicates that Parcel Map PM-21-02 must record prior to any permits. When that records, it will create a lot. He felt the south portion of this lot will be developed very soon. If Unicorn Street is not built, it will leave a portion of the street that will never be built. However, the timing could be deferred during bonding of the project. Staff would continue to work with the applicant prior to the City Council hearing. There will be a space between the building and Unicorn Street. The church will front on Thom Boulevard. When the Parcel Map is filed, they will be building Thom Boulevard and Unicorn Street.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 29 –Z-0016-98(24)

MINUTES – Continued:

BART ANDERSON said Public Works looks at this property as a single legal parcel. The applicant is requesting to put in improvements along the entire legal parcel. Once the Parcel Map goes through and creates two legal parcels, the map will have conditions requiring the improvement of all adjacent streets. The condition will require all the off-sites to be bonded. How those improvements are divided amongst the two parcels is between the buyer and seller.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 27 [Z-0016-98(23)] and Item 28 [U-0112-02] for further discussion.
(9:57 – 10:19)
3-1180

CONDITIONS:

Planning and Development

1. The single ridge roof design of the main building shall be modified, and re-submitted for staff consideration, to provide a series of articulations in order to reduce the general roof plane areas.
2. The areas proposed for landscaping with turf must be redesigned on the landscape planting plan to comply with the turf limitation provisions of subchapter 19A.12.030H of the Zoning Ordinance.

Public Works

3. Submit a Petition of Vacation to vacate the west 4.5 feet of Thom Boulevard from Horse Drive to the north edge of the overall parcel (APN #125-12-602-002). Such Petition of Vacation shall be acted upon prior to the issuance of any permits for this site.
4. Parcel Map PM-21-02 must record prior to the issuance of any permits for this site.
5. Construct half-street improvements including appropriate overpaving on Horse Drive, Thom Boulevard and Unicorn Street adjacent to this site concurrent with development of this site. Additionally, construct two lanes of paved, legal access to this site on Thom Boulevard from Horse Drive concurrent with construction. Temporary “Goecke Road” pavement may be used for this access road. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 29 – Z-0016-98(24)

CONDITIONS – Continued:

6. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sewer in Thom Boulevard to the north edge of this development to a depth and location acceptable to the City Engineer.
7. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 29 – Z-0016-98(24)

CONDITIONS – Continued:

9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0046-02 - BONANZA REALTY, INC. - Request for a Rezoning FROM: R-2 (Medium-Low Density Residential) and C-M (Commercial/ Industrial) TO: C-1 (Limited Commercial) on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road (APN: 139-27-707-008, 139-27-810-001, 002, 003, 004, 139-27-712-046, 047, 048, 049, 050, and 051), PROPOSED USE: SENIOR APARTMENT COMPLEX, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESEL – ABEYANCE of Item 30 [Z-0046-02], Item 31 [U-0114-02] and Item 32 [Z-0046-02(1)] until the 10/24/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that the applicant has requested Item 30 [Z-0046-02], Item 31 [U-0114-02] and Item 32 [Z-0046-02(1)] be held until the 10/10/2002 Planning Commission meeting. They want to address design concerns and discuss concerns with the neighborhood.

RICHARD MORENO, 300 South 4th Street, said the applicant would like to have these items held until the 10/24/2002 Planning Commission meeting. They want to finish the new design and then meet with the neighborhood.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 30 – Z-0046-02

MINUTES – Continued:

AL GALLEG0, citizen of Las Vegas, noted that these items were held at a previous Planning Commission meeting to have a neighborhood meeting. He asked the date of the neighborhood meeting.

MR. MORENO said the change in the design is almost completed. The neighbors will have adequate notice of a meeting where the project will be shown.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 30 [Z-0046-02], Item 31 [U-0114-02] and Item 32 [Z-0046-02(1)] was held under Item 30 [Z-0046-02].

(6:10 – 6:12)

1-180

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0114-02 - BONANZA REALTY, INC. - Request for a Special Use Permit FOR A 256-UNIT MULTI-FAMILY SENIOR APARTMENT COMPLEX on 2.87 acres located adjacent to the northeast corner of Main Street and Bonanza Road (APN's: 139-27-707-008, 139-27-810-001 through 004, 139-27-712-046 through 051), R-2 (Medium-Low Density Residential) and C-M (Commercial/Industrial) Zones, PROPOSED: C-1 (Limited Commercial), Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESEL – ABEYANCE of Item 30 [Z-0046-02], Item 31 [U-0114-02] and Item 32 [Z-0046-02(1)] until the 10/24/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

RICHARD MORENO, 300 South 4th Street, Suite 1500, appeared in order to represent the applicant.

AL GALLEGGO, citizen of Las Vegas, appeared as a concerned citizen.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 30 [Z-0046-02], Item 31 [U-0114-02] and Item 32 [Z-0046-02(1)] was held under Item 30 [Z-0046-02].

(6:10 – 6:12)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0046-02(1) - BONANZA REALTY, INC. - Request for a Site Development Plan Review and a Reduction of the on-site Landscape Requirements FOR A 256-UNIT MULTI-FAMILY SENIOR APARTMENT COMPLEX WITH 20,000 SQUARE FEET OF COMMERCIAL DEVELOPMENT on 2.87 acres located adjacent to the northeast corner of Main Street and Bonanza Road (APNs: 139-27-707-008, 139-27-810-001 through 004 and 139-27-712-046 through 051), R-2 (Medium-Low Density Residential) and C-M (Commercial/Industrial) Zones, [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESDELL – ABEYANCE of Item 30 [Z-0046-02], Item 31 [U-0114-02] and Item 32 [Z-0046-02(1)] until the 10/24/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

RICHARD MORENO, 300 South 4th Street, Suite 1500, appeared in order to represent the applicant.

AL GALLEGGO, citizen of Las Vegas, appeared as a concerned citizen.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 30 [Z-0046-02], Item 31 [U-0114-02] and Item 32 [Z-0046-02(1)] was held under Item 30 [Z-0046-02].

(6:10 – 6:12)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0067-02 - DAVID M. PAWL ON BEHALF OF SOUTHWEST DESIGN GROUP, INC. - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) on 0.47 acres located at 2020 West Bonanza Road (APN: 139-28-301-025), PROPOSED USE: OFFICE, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions – Motion carried with EVANS not voting, TRUESDELL abstaining after he realized an employee in his office has an interest in this project and McSWAIN excused

To be heard by the City Council on 10/16/2002.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this request is to convert an existing single-family residence to a construction office. This property conforms to the SC (Service Commercial) designation of the General Plan. The property directly to the east is C-1 (Limited Commercial). All the property on the south side of Bonanza Road is either C-2 or C-M, so the C-1 conforms to the land use patterns of the area. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 33 – Z-0067-02

MINUTES – Continued:

RICHARD MORENO, 300 South Fourth Street, appeared on behalf of the applicant. He concurred with the conditions.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 33 [Z-0067-02] and Item 34 [Z-0067-02(1)] was held under Item 33 [Z-0067-02].

NOTE: COMMISSIONER EVANS was excused at 10:19 P.M.
(10:19 – 10:23)

3-2000

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a Two-Year Time Limit.
2. A Site Development Plan approved by the Planning Commission and City Council prior to the issuance of any permits, site grading or any development activity on the site.

Public Works

3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 33 – Z-0067-02

CONDITIONS – Continued:

4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0067-02(1) - DAVID M. PAWL ON BEHALF OF SOUTHWEST DESIGN GROUP, INC. - Request for a Site Development Plan Review and Reduction of the Perimeter Landscape Requirements FOR A 3,230 SQUARE FOOT OFFICE CONVERSION on 0.47 acres located at 2020 West Bonanza Road (APN: 139-28-301-025), R-E (Residence Estates) Zone, [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions – Motion carried with EVANS not voting, TRUESELL abstaining when he realized an employee in his office has an interest in this project and McSWAIN excused

To be heard by the City Council on 10/16/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that in this case there is no problem with the reduction of the landscaping in the perimeter. Under the code, the east and west sides would require an eight-foot wide landscape planter. However, in this case, those properties are also designated for commercial, so it is not sensible. The landscape planter would impede traffic flow. They are also proposing a ten-foot wide landscape planter along the R-E property to the north. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 34 – Z-0067-02(1)

MINUTES – Continued:

RICHARD MORENO, 300 South Fourth Street, appeared on behalf of the applicant. He concurred with the conditions.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen. His main concern was the landscaping along Bonanza Road. Most of the present landscaping is dying.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 33 [Z-0067-02] and Item 34 [Z-0067-02(1)] was held under Item 33 [Z-0067-02].

(10:19 – 10:23)

3-2000

CONDITIONS:

Planning and Development

1. A Rezoning (Z-0067-02) to C-1 (Limited Commercial) shall be approved by the City Council.
2. This Site Development Plan Review shall expire within two years from the date of approval unless exercised or an Extension of Time is granted by the City Council.
3. All development and landscaping shall take place as depicted on the site plan.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
5. A detailed landscaping plan shall be submitted prior to or at the same time application is made for a building permit.
6. All mechanical equipment, air conditioners, and trash areas shall be fully screened in views from the abutting streets.
7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize shoe box fixtures and downward-directed lighting. Property lighting shall be directed away from residential property or screened, or create fugitive lighting on adjacent properties.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 34 – Z-0067-02(1)

CONDITIONS – Continued:

Public Works

8. All City Code requirements and design standards of all City departments shall be satisfied.
9. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
10. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
11. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to issuance of any permits for this site.
12. Coordinate all improvements within The Nevada Department of Transportation right of way with The Nevada Department of Transportation.
13. Site development to comply with all applicable conditions of approval for Z-0067-02 and any other site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

PUBLIC HEARING - Z-0068-02 - GEOFFREY COMMONS - Request for a Rezoning FROM: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) on 3.58 acres located adjacent to the west side of Jones Boulevard, approximately 300 feet north of Cheyenne Avenue (APN: 138-11-804-019), PROPOSED USE: 8,000 SQUARE FOOT COMMERCIAL BUILDING (DOLLAR STORE), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.**
City Council Meeting

2

APPROVALS RECEIVED BEFORE:**Planning Commission Mtg.**
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

NIGRO – ABEYANCE of Item 35 and Item 36 to the 10/10/2002 Planning Commission meetings – UNANIMOUS with TRUEDELL abstaining and EVANS and McSWAIN excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this is a rezoning of approximately a 3.0 acre parcel from U (Undeveloped) to C-1 (Limited Commercial). The underlying General Plan land use designation for this site is SC (Service Commercial). Therefore, C-1 (Limited Commercial) is an appropriate zoning district within the SC (Service Commercial) category. This site is surrounded on three sides by C-1 (Limited Commercial). The land to the north, which is partially in Clark County, is R-E (Residence Estates). There is a small corner of the site that has R-1 (Single-Family Residential) across Jones Boulevard. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 35 – Z-0068-02

MINUTES – Continued:

BILL CROCKET, Delta Engineering, 3131 Meade Avenue, appeared on behalf of the applicant. The roof height is being reduced so the building location can remain.

ANITA DEWSLER, 3320 North Bronco Street, appeared in protest. She just moved into her home a few months ago and thought this property would remain undeveloped. She was concerned that this store will increase crime in the area. She would prefer a professional plaza. A 99-cent store will not survive in this area and will devalue the surrounding homes. This could cause persons to hang out in the parking lot. There are horses in the area. She also cited dust control and light poles being a problem.

JILL FILKHAZI, 3360 North Bronco Street, appeared in protest. She echoed what Ms. Dewsler said. This is a quiet neighborhood. She has not even lived in her house a year. She asked the name of the store. Most of the 99-cent stores are in shopping centers. She was fearful this would devalue her property. What are the hours of delivery and trash pickup? How many employees will the store have? Is there an exit to Bronco Street? She was not opposed to a professional office.

TODD FARLOW, 240 North 19th Street, appeared in approval. The 99-cent stores in his area are well kept.

MR. CROCKETT said there have not been any neighborhood meetings.

CHAIRMAN GALATI noted that he has not seen the master plan for the site.

COMMISSIONER NIGRO felt that just submitting the master plan earlier in the day is not sufficient time for the Commissioners and neighbors to review it.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 35 [Z-0068-02] and Item 36 [Z-0068-02(1)] was held under Item 35 [Z-0068-02].

(10.23 – 10.37)
3-2200

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0068-02(1) - GEOFFREY COMMONS - Request for a Site Development Plan Review FOR A 8,000 SQUARE FOOT COMMERCIAL BUILDING (DOLLAR STORE) on 3.58 acres located adjacent to the west side of Jones Boulevard, approximately 300 feet north of Cheyenne Avenue (APN: 138-11-804-019), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

NIGRO – ABEYANCE to the 10/10/2002 Planning Commission meeting - Motion carried with EVANS not voting, TRUESDELL abstaining, and McSWAIN excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this request is for an 8,000 square foot commercial building that is located on .90 of an acre at the north end of the site. Staff is concerned about the location and height of the building with respect to Residential Adjacency Standards. Because of the height of the building, it would have to be moved 33 feet farther south than indicated on the plan. Staff also had concerns that the northern .90 acre of the site was identified for the commercial building, but there was no indication of the activity on the remainder of the site. In discussions with the applicant, they have provided staff with a master site plan for the entire site and proposed to reduce the height of the building so it will not conflict with the Residential Adjacency Standards. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 36 – Z-0068-02(1)

MINUTES – Continued:

BILL CROCKET, Delta Engineering, 3131 Meade Avenue, appeared on behalf of the applicant.

ANITA DEWSLER, 3320 North Bronco Street, appeared in protest.

JILL FILKHAZI, 3360 North Bronco Street, appeared in protest.

TODD FARLOW, 240 North 19th Street, appeared in approval.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 35 [Z-0068-02] and Item 36 [Z-0068-02(1)] was held under Item 35 [Z-0068-02].

(10:23 – 10:37)

3-2200

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0069-02 - CONCORDIA HOMES NEVADA, INC. - Request for a Rezoning FROM: U (Undeveloped) Zone [ML-TC (Medium Low Density Residential - Town Center) General Plan Designation] TO: TC (Town Center) on approximately 20.27 acres located adjacent to the northwest and southeast corners of Deer Springs Way and Campbell Road (APN's: 125-20-301-006 and 007, 125-20-201-011 and 012), PROPOSED USE: 142-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions with Condition 2 amended to include after appropriate for Campbell Road: *to be terminated in a manner acceptable to the Department of Public Works* – **UNANIMOUS** with **TRUESDELL** abstaining and **EVANS** and **McSWAIN** excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated this project will be subject to the standards of the Town Center Master Plan. Staff recommended approval subject to the conditions.

JEFFREY ARMSTRONG, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 37 – Z-0069-02

MINUTES – Continued:

BART ANDERSON, Public Works, said a cul-de-sac on Bath Street is an accessible termination to Bath Street. He requested Condition 2 be amended to add in the first line after appropriate for Campbell Road: *including appropriate right-of-way for a circular cul-de-sac adjacent to the south edge of this site for Bath Street.*

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen.

ERIC OLSEN, Gordon & Silver, 3960 Howard Hughes Parkway, appeared to represent the property owner to the southeast. His client is concerned that Bath Street will not be put through and cut off their property. The cul-de-sac would terminate in the northwest corner of his client's property, which would make access difficult. Improper access could devalue his client's property.

MR. ANDERSON thought the position of the cul-de-sac could be shifted. Staff would be willing to work with MR. OLSON on that issue. They do not want to encourage non-residential traffic into a residential street. In commercially-zoned areas, inter-site access is required. It appears that the two properties immediately to the east and southeast of this site are owned by the same property owner and provide access to his parcels through Deer Springs Way. The other parcels are adjacent to El Capitan Way. The residential street standards in Town Center were not designed to accommodate non-residential traffic but to preserve the residential character. He requested this item be trailed to be able to discuss the access issue with MR. OLSON.

CHAIRMAN GALATI announced that this item would be trailed until later in the meeting to allow time for MR. OLSON to discuss his concerns with staff and MR. ARMSTRONG.

CHAIRMAN GALATI recalled this item after Item 45 [V-0063-02].

MR. ARMSTRONG said he would accept Condition 2 as stated. BART ANDERSON, Public Works, suggested additional language for Condition 2 as follows: *to be terminated in a manner acceptable to the Department of Public Works.*

There was no further discussion.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 37 – Z-0069-02

MINUTES – Continued:

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 38 [Z-0069-02(1)] for related discussion.
(10:37 – 10:49/11:17 – 11:19)

3-2880/4-800

CONDITIONS:

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

2. Dedicate 40 feet of right-of-way adjacent to this site for Deer Springs Way, 40 feet or 80 feet as appropriate for Campbell Road, and 30 feet, including appropriate right-of-way for a circular termination at the eastern boundary, adjacent to the south edge of this site for Bath Street. Coordinate with the adjacent developer to determine dedication requirements for Tropicaire Street; dedicate appropriate right-of-way for a total width of 36 feet from flow line to flow line of the street curbing along Tropicaire Street. Also, dedicate 20 foot radii on the northeast and northwest corners of Campbell Road and Deer Springs Way, a 20 foot radius on the southeast corner of Campbell Road and Deer Springs Way, a 15 foot radius on the northeast corner of Campbell Road and Bath Street, and a 20 foot radius on the northeast corner of Tropicaire Street and Deer Springs Way.
3. Construct half-street improvements, including appropriate overpaving (if legally able) on Deer Springs Way, Tropicaire Street Campbell Road, and Bath Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for future traffic signal systems concurrent with development of this site. All required street improvements shall meet appropriate Town Center Roadway Standards; Bath Street shall be built to meet Town Center Tertiary Roadway Standards.
4. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 37 – Z-0069-02

CONDITIONS – Continued:

5. Extend public sanitary sewer to the west edge within Deer Springs Way along an alignment and to a depth and location acceptable to the City Engineer, and provide a public sewer stub to the southeast corner of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public right-of-way. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 37 – Z-0069-02

CONDITIONS – Continued:

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
8. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0069-02(1) - CONCORDIA HOMES NEVADA, INC. - Request for a Site Development Plan Review FOR A 142-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on approximately 20.27 acres located adjacent to the northwest and southeast corners of Deer Springs Way and Campbell Road (APN's: 125-20-301-006 and 007, 125-20-201-011 and 012), U (Undeveloped) Zone [ML-TC (Medium Low Density Residential - Town Center) General Plan Designation], [PROPOSED: T-C (Town Center)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions with first sentence in Condition 4 deleted - Motion carried with TRUEDELL abstaining and EVANS and McSWAIN excused

To be heard by the City Council on 10/16/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated this development will consist of 142 lots on the north and south sides of Deer Springs Way and Campbell Road. The lots are approximately 3,000 square feet in size. The garages will be front loading. There is approximately 1.7 acres of open space throughout the two sites. There is a condition to construct Bath Street to the Kevin Way intersect or Kevin Way to the Bath Street intersect. Campbell Road shall be constructed as an 80-foot right-of-way. The first sentence in Condition 4 should be deleted. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 38 – Z-0069-02(1)

MINUTES – Continued:

JEFFREY ARMSTRONG, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. He thought Bath Street would terminate in a cul-de-sac approximately 330 feet to the east of Campbell Road.

BART ANDERSON, Public Works, said the cul-de-sac on Bath Street is an accessible termination to Bath Street.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen to ask if this will be a gated community and if there will be sidewalks. MR. ARMSTRONG said it will not be gated and there will be a five-foot wide sidewalk throughout the development. It will be designed to Town Center Standards.

ERIC OLSON, Gordon & Silver, 3960 Howard Hughes Parkway, appeared to represent the property owner to the southeast. His client is concerned that Bath Street will not be put through.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 37 [Z-0069-02] for related discussion.

(10:37 – 10:49/11:17 – 11:19)

3-2880/4-800

CONDITIONS:

Planning and Development

1. The City Council shall approve a Rezoning (Z-0069-02) to T-C (Town Center).
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. The setbacks for this development shall be:

Front (to House)	5	Feet
Front (to Garage) Maximum	5	Feet
Side	5	Feet
Corner Side	10	Feet
Rear	14	Feet

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 38 – Z-0069-02(1)

CONDITIONS – Continued:

4. Construct a six-foot high decorative block wall. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map to reflect one of the following options:

Option 1: If Kevin Way is not constructed south of Deer Springs Way, then Bath Street shall extend to the Kevin Way intersect. In such case, Campbell Road right-of-way south of Deer Springs Way shall have an 80 feet right-of-way width and Bath Street shall be a 60 feet right-of way.

Option 2: If the portion of Bath Street between Campbell Road and Kevin Way is not constructed then Kevin Way shall be improved south of Deer Springs Way to the Bath Street intersect. In such case, both the Campbell Road and Kevin Way right-of-way width south of Deer Springs Way shall be 80 feet in width

5. The applicant shall have constructed a six-foot high decorative block wall, with at least 20 percent contrasting materials, along the street frontages. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
6. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
10. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 38 – Z-0069-02(1)

CONDITIONS – Continued:

Public Works

11. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
12. A Master Streetlight Plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
13. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. Landscape and maintain all unimproved rights-of-way adjacent to this site.
15. Submit an Encroachment Agreement for all landscaping and private improvements located in the public rights-of-way adjacent to this site prior to occupancy of this site.
16. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-69-02 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - V-0054-02 - SEA BREEZE VILLAGE, LIMITED LIABILITY COMPANY, ET AL - Request for a Variance TO ALLOW 652 PARKING SPACES WHERE 729 PARKING SPACES ARE REQUIRED on property located adjacent to the northeast corner of Buffalo Drive and Vegas Drive (APN's: 138-22-418-002, 003 and 004), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL – ABEYANCE to the 9/26/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, said the applicant has requested this item be held until the 9/26/2002 Planning Commission meeting in order to clarify design and parking issues. Staff has the abeyance request in writing.

No one appeared to represent the application.

No one appeared in opposition.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:12 – 6:13)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - V-0055-02 - DOROTHY BUSET TRUST - Request for a Variance TO ALLOW A PROPOSED CARPORT WITH A 10 FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED at 2817 Gilmary Avenue (APN: 162-05-616-015), R-1 (Single Family Residential) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

10

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions with Condition 2 amended to indicate the front setback shall be no less than ten (10) feet from the front property line for the carport structure – UNANIMOUS with EVANS and McSWAIN excused

To be heard by the City Council on 10/16/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the applicant's justification letter states that she would like to park her automobile out of the sun. This is a 50% deviation from the code. This hardship is self-created. She requested Condition 2 be amended to indicate the front setback shall be no less than ten (10) feet from the front property line for the carport structure if this application is approved. Staff recommended denial.

DOROTHY BUSET, 2817 Gilmary Avenue, said she would like a ten (10) foot Variance so she can build a carport, which will be attached to the roof of her house. Her neighbors felt this would improve her property.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 40 – V-0055-02

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:49 – 10:52)

3-3540

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The side setback shall be no less than eight (8) feet from the rear property line for the building footprint, and the projection of architectural features, including roof eaves, shall not project more than two (2) feet.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. Submit complete plans to the Department of Building and Safety for review and permits.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - V-0056-02 - FAUSTO VEGA FLORES - Request for a Variance TO ALLOW A PROPOSED CARPORT WITH A 10 FOOT FRONT YARD SETBACK WHERE 20 FOOT IS THE MINIMUM SETBACK REQUIRED at 804 Bracken Avenue (APN: 162-03-613-002), R-1 (Single Family Residential) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Approval Document

MOTION:

GOYNES - APPROVED subject to conditions with Condition 2 amended to indicate the front setback shall be no less than ten (10) feet from the front property line for the carport structure – UNANIMOUS with EVANS and McSWAIN excused

To be heard by the City Council on 10/16/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, said this applicant's justification letter states there is no room for a carport on the side yard and similar carports exist in the immediate vicinity. Carports are allowed in the R-1 (Single Family Residential) zoning districts, but they must conform to the same setback requirements as the main dwelling. This would be a 50% deviation from the code. It is a self-created hardship. Condition 2 should include: the front setback shall be no less than ten (10) feet from the front property line for the carport structure. Staff recommended approval.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 41 – V-0056-02

MINUTES – Continued:

FAUSTO VEGA FLORES, 804 Bracken Avenue, said he has a letter from his neighbor in approval. There are approximately seven (7) carports in his neighborhood, which are similar to what he is proposing. The garage is too small for a car.

TODD FARLOW, 240 North 19th Street, appeared in protest. He thought they could enlarge their garage. This applicant has a garage full of junk.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:52 – 10:55)

4-20

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The side setback shall be no less than eight (8) feet from the rear property line for the building footprint, and the projection of architectural features, including roof eaves, shall not project more than two (2) feet.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. Submit complete plans to the Department of Building and Safety for review and permits.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - V-0057-02 - ROBERT AND VIRGINIA GOOD - Request for a Variance TO ALLOW 86 PARKING SPACES WHERE 119 PARKING SPACES ARE REQUIRED FOR A MIX OF EXISTING AND PROPOSED USES on property located at 901 South Rancho Drive (APN: 139-32-804-001), PD (Planned Development) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESEL – ABEYANCE to the 10/10/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested this item be held in abeyance until the 10/10/2002 Planning Commission meeting in order to address parking and design concerns. This item will have to be re-notified because the application will change in terms of a Parking Variance.

No one appeared to represent the application.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 42 – V-0057-02

MINUTES – Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: CHAIRMAN GALATI requested that staff advise all applicants to attend the Planning Commission meetings even though they have requested their item be held in abeyance.

(6:13 – 6:15)

1-300

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - V-0058-02 - GRAND CANYON PARTNERS, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW FIVE-FOOT WIDE SIDEWALKS, WHERE MINIMUM SEVEN-FOOT SIDEWALKS OR WHEEL STOPS AND/OR CURBING ARE REQUIRED on 18.8 acres located adjacent to the east side of Grand Canyon Drive, approximately 1,300 feet north of Grand Teton Road (APN: 125-07-701-004), R-E (Residence Estates) Zone under Resolution of Intent to PD (Planned Development), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions and additional conditions of six (6) foot wide sidewalk and no wheel stops – Motion carried with GOYNES voting NO and EVANS and McSWAIN excused

To be heard by the City Council on 10/16/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this site is approximately a 19-acre component of an overall 90-acre site with commercial retail activities to the north and single-family residential to the south. There will be 376 multi-family apartment units. It has an internal loop road and internal sidewalks and a number of walkways throughout the property. There are a number of locations where there is parking perpendicular to the walkway. The code requires that the sidewalk be a minimum of five (5) feet with wheel stops on those parking spaces or a minimum width of seven (7) feet if wheel stops are not provided. Staff recommended denial.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 43 – V-0058-02

MINUTES – Continued:

JAMES GRINDSTAFF, 2230 Corporate Circle, appeared on behalf of the applicant. The applicant has proposed an alternative design and staff has suggested a design. The main purpose is to insure that there will not be any overhangs over the sidewalk. If there are wheel stops, a 36” sidewalk can be two (2) feet away. They are proposing 42” clear with a five (5)-foot sidewalk and two (2)-foot overhang. If they put wheel stops in and added a three (3)-foot sidewalk, it would create a 36” clear space. The applicant’s design method would add six (6) inches of clear space for passage of wheelchairs. Per ADA, less than every 200 feet there is an area for passage and turnaround for T intersections. Therefore, there would be a wider sidewalk area. A seven (7) foot wide sidewalk would require more concrete, generate more heat, create a wider piece of concrete closer to the building, and a two (2)-foot less area for landscaping.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen. Sometimes there is a need for a sidewalk wider than five (5) feet.

MR. GRINDSTAFF added that there are several feet between the parking lot, the sidewalk and the building. The stalls are 1.3 feet longer than what is required by code. The wheel stops cause tripping.

COMMISSIONER QUINN said a larger vehicle could hang over the sidewalk. He did not feel a five (5)-foot wide sidewalk is adequate, but six (6) feet is adequate.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(10:53 – 11:07)

4-140

CONDITIONS:

1. This Variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - V-0060-02 - CHRISSELLE McMAHON ON BEHALF OF RICHARD OUSLEY - Request for a Variance TO ALLOW A PROPOSED ATTACHED GARAGE ADDITION TO BE 30 FEET FROM THE FRONT PROPERTY LINE WHERE 50 FEET IS THE MINIMUM SETBACK REQUIRED; TO ALLOW THE HEIGHT OF A DETACHED GARAGE (34 FEET) TO EXCEED THE HEIGHT OF THE PRINCIPAL DWELLING (16 FEET); AND TO ALLOW THE FLOOR AREA OF THE DETACHED GARAGE (10,000 SQUARE FEET) TO EXCEED THE FLOOR AREA OF THE PRINCIPAL DWELLING (3,855 SQUARE FEET) at 2824 Ashby Avenue (APN: 162-05-510-012), R-E (Residence Estates) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

51

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESDALL – WITHDRAWN WITHOUT PREJUDICE - UNANIMOUS

NOTE: COMMISSIONER McSWAIN said she has a business relationship with RICHARD OUSLEY, but felt she could vote on a request for Withdrawal Without Prejudice.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested this item be withdrawn without prejudice in order to redesign the proposal and avoid the need for a Variance. Staff received that request in writing.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 44 – V-0060-02

MINUTES – Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:15 – 6:16)

1-340

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - V-0063-02 - RAFAEL RUIZ - Request for a Variance TO ALLOW CONSTRUCTION OF AN ADDITION EIGHT FEET FROM THE REAR PROPERTY LINE, WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED on property located at 1230 South Seventh Street (APN: 162-03-515-007), R-1 (Single Family Residential) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

GOYNES – ABEYANCE to the 10/10/2002 Planning Commission meeting – UNANIMOUS with GALATI abstaining and EVANS and McSWAIN excused

To be heard by the City Council on 10/16/2002.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the applicant is proposing to attach a three-room addition to the rear of an existing garage on this lot, which is also attached to the main dwelling by means of a patio cover. Upon research, it was discovered that there is no record of a permit for the patio cover. The John S. Park Neighborhood Plan does not support this type of addition. The hardship is self-imposed by the owner. This is a 47% deviation from the code. Condition 2 should state the rear setback, not side setback. Staff recommended denial.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002
Planning & Development Department
Item 45 – V-0063-02

MINUTES – Continued:

DAVID CORTEZ, cement mason, appeared on behalf of the applicant. He showed the site plans on the monitor. The original garage was converted to a room. When he purchased the house, the patio cover was attached. The applicant's family lives in this house. The applicant would like to add a bathroom, washroom, and storage area.

RAFAEL RUIZ, 1230 South Seventh Street, appeared in order to represent the application.

TODD FARLOW, 240 North 19th Street, appeared in protest.

VICE CHAIRMAN TRUESDELL thought this item should be held in abeyance. This looks like a guesthouse is being created. Perhaps safety should be addressed.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:07 – 11:17)

4-500

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0037-95(2) - RANCHO DRIVE, LIMITED LIABILITY COMPANY ON BEHALF OF LAMAR

OUTDOOR ADVERTISING - Required Two Year Review on an approved Special Use Permit WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN on property located adjacent to the east side of Rancho Drive, approximately 200 feet south of Rainbow Boulevard (APN: 125-35-401-001), C-2 (General Commercial) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions – UNANIMOUS with EVANS and McSWAIN excused

To be heard by the City Council on 10/16/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the site of this sign is in the Off-Premise Sign Exclusionary Zone as defined in Title 19A. However, it was built prior to when the exclusionary zone was in place. Therefore, it is considered a non-conforming use. The continued sign use on this site is appropriate. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 46 – U-0037-95(2)

MINISTER – Continued:

SCOTT NAFTZGER, Lamar Outdoor Advertising, 1863 Helm Drive, said he concurred with the conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:19 – 11:21)

4-900

CONDITIONS:

Planning and Development

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
3. The off-premise advertising sign (billboard) supporting structure shall be designed to finish materials to complement the existing on-site building. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.
4. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
5. All City Code requirements and design standards of all City Departments shall be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0038-95(2) - HALSTAN, INC. ON BEHALF OF LAMAR OUTDOOR ADVERTISING COMPANY - Required Two Year Review on an approved Special Use Permit WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3500 North Rancho Drive (APN: 138-12-710-044), C-2 (General Commercial) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions – Motion carried with GALATI voting NO and EVANS and McSWAIN excused

To be heard by the City Council on 10/16/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated this sign is located in the Off-Premise Sign Exclusionary Zone. It is also considered a non-conforming use. This billboard is appropriate and the vicinity has not changed since the last review. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 47 – U-0038-95(2)

MINUTES – Continued:

SCOTT NAFTZGER, Lamar Outdoor Advertising, 1863 Helm Drive, said he concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:21 – 11:22)

4-970

CONDITIONS:

Planning and Development

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
3. The off-premise advertising sign (billboard) supporting structure shall be designed to finish materials to complement the existing on-site building. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.
4. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
5. All City Code requirements and design standards of all City Departments shall be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0042-95(3) - S & S #2, LIMITED LIABILITY COMPANY ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Required Two Year Review on an approved Special Use Permit WHICH ALLOWED A 30-FOOT HIGH, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 410 North Eastern Avenue (APN: 139-36-210-003), R-3 (Medium Density Residential) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL - DENIED – Motion carried with GOYNES and QUINN voting NO and EVANS and McSWAIN excused

To be heard by the City Council on 10/16/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the continued use of this sign on the site is appropriate. This area has not changed substantially in the last two years. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 48 – U-0042-95(3)

MINUTES – Continued:

SCOTT NAFTZGER, Lamar Outdoor Advertising, 1863 Helm Drive, said he concurred with staff's conditions.

COMMISSIONER TRUESDELL felt this property is not well maintained. It is close to apartments on the east.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:22 – 11:24)

4-1000

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0024-99(2) - KATHY LIGHTFOOT - Required One Year Review on an approved Special Use Permit WHICH ALLOWED BEER AND WINE SALES FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A CONVENIENCE STORE at 1600 North Jones Boulevard (APN: 138-24-401-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions – **UNANIMOUS** with **EVANS** and **McSWAIN** excused

To be heard by the City Council on 10/16/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated that this required review is insure that the required landscaping is being maintained and that all the illegal signage was removed. However, the illegal signage still remains. This site has been the subject of numerous zoning code complaints and violations.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning & Development Department
Item 49 – U-0024-99(2)

MINUTES – Continued:

REGGIE KOSAPH, 1600 North Jones Boulevard, appeared on behalf of the application. He concurred with staff's conditions. He has cleaned up this property.

COMMISSIONER QUINN asked if there have been any complaints to the Metropolitan Police Department. MS. MARTIN replied that staff is not aware of any complaints. However, on 8/27/2002, the City's Code Enforcement Division visited the property and advised that the most recent violation was the illegal signs as well as trash and debris behind the building.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(11:24 – 11:30)

4-1060

CONDITIONS:

Planning and Development

1. This use shall be subject to review by the Planning Commission and the City Council one year from the final approval of this Special Use Permit at which time the Special Use Permit may be revoked.
2. On-site advertising shall comply with all City standards; all illegal advertising signs shall be removed.
3. The use shall comply with all previous conditions of approval.
4. All City code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0104-02 - LIPKIN 1992 TRUST ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Request for a Special Use Permit FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN on property located at 1501 Western Avenue (APN: 162-04-605-005), M (Industrial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions – UNANIMOUS with EVANS and McSWAIN excused

To be heard by the City Council on 10/16/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, said the applicant's justification letter indicates that the surrounding area is exclusively commercial and industrial. This billboard meets the minimum 300-foot distance requirements between billboards. It is compatible with the neighboring industrial uses. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 50 – U-0104-02

MINUTES – Continued:

SCOTT NAFTZGER, Lamar Outdoor Advertising, 1863 Helm Drive, said this application conforms to the sign ordinance. The surrounding area is industrial or heavy commercial. This request requires no Variances or Waivers.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:30 – 11:32

4-1300

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The Special Use Permit shall be reviewed in two years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
3. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
4. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
5. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.
6. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0105-02 - E & S CENTER ON BEHALF OF ARACELI GARCIA-ACOSTA - Request for a Special Use Permit for A RESTAURANT SERVICE BAR IN CONJUNCTION WITH AN EXISTING RESTAURANT (EL MALECON MEXICAN RESTAURANT) AND FOR A WAIVER OF THE MINIMUM 400-FOOT SEPARATION REQUIREMENT FROM A CITY PARK at 2407 South Eastern Avenue (APN: 162-01-401-008), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions – Motion carried with TRUESEDELL voting NO and EVANS and McSWAIN excused

To be heard by the City Council on 10/16/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated that a restaurant service bar use is a permitted use within the C-1 (Limited Commercial) district with approval of a Special Use Permit. In the code there is a requirement that such a use be a minimum of 400 feet from a number of protected uses, including churches, schools, synagogues, child care facilities licensed for more than 12 children, and city parks. In this case, Jaycee Park is a protected use and within the minimum distance. The ordinance provides that the Planning Commission and City Council can waive that requirement when it finds that the use will not be detrimental to the protected use. The Jaycee Park is over 300 feet from the site. The activities on this site will be less intense than the existing tavern in the intervening space. The hours of operation are limited to twelve hours per day, 9:00 A.M. to 9:00 P.M. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 51 – U-0105-02

MINUTES – Continued:

ARACELI GARCIA-ACOSTA, 4236 Fairfax Circle, appeared in order to represent the application. She concurred with staff's conditions.

TODD FARLOW, 240 North 19th Street, appeared in approval. There should be a review placed on this application.

ANTHONY R. SINCLAIR, P. O. Box 645, Los Alamos, California, property owner, explained that this is a new tenant and new type of business. It is difficult to have a Mexican restaurant without beer.

COMMISSIONER TRUESDELL questioned whether there will be enough parking.

MIGUEL SIDA, 13334 South Maryland Parkway, responded that the building is just over 10,000 square feet. Parking in the front is customer parking with employee parking in the back.

COMMISSIONER TRUESDELL asked if there is a Variance on this property for parking.

MR. LEOBOLD stated that for an eating/drinking establishment, one parking space is required for each 50-square feet of public seating and waiting area, plus one space for each 200-square feet of total remaining gross floor area.

COMMISSIONER QUINN felt there will be a lot of walk-in customers.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:32 – 11:41)

4-1400

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Approval of this Special Use Permit does not constitute approval of a liquor license.
3. Conformance to all minimum requirements under Subchapter 19A.04.050 of the City of Las Vegas Zoning Code for a Restaurant Service Bar use.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 51 - U-0105-02

CONDITIONS – Continued:

4. This business shall operate in conformance to Chapter 6.50 (Liquor Control) of the City of Las Vegas Municipal Code, which states that a restaurant service bar license authorizes alcoholic beverages to be sold for consumption only in connection with meals served at tables on the premises of the restaurant where the same are sold.
5. Conformance to all applicable conditions of approval for Rezoning (Z-0159-63) and Site Development Plan Review [Z-0159-63(2)].
6. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0106-02 - FREMONT PLACE, LIMITED LIABILITY COMPANY ON BEHALF OF RAY KOROGHLI - Request for a Special Use Permit FOR PACKAGE LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE/DELICATESSEN at 228 Las Vegas Boulevard North (APN's: 139-34-511-001, 002 and 003), C-2 (General Commercial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL – ABEYANCE to the 10/10/2002 Planning Commission Meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested this item be held in abeyance to the 10/10/2002 Planning Commission meeting to address opposition concerns.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:16 –6:17)

1-380

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0107-02 - KEITH CLEGG ON BEHALF OF RSC HOLDINGS, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A COMMERCIAL CHILD CARE CENTER on 1.5 acres located adjacent to the southeast corner of Craig Road and Tioga Way (Portion of APN: 138-03-302-001), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation], Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

63

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
4. Staff Report
5. Petition In Opposition
6. Letter In Opposition
7. Letter In Approval
8. PowerPoint Presentation Shown, But Not Submitted

MOTION:

TRUEDELL - DENIED – UNANIMOUS with EVANS and McSWAIN excused

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated this is a proposed child care facility for approximately 159 children. It is not compatible with the surrounding residential land uses and not consistent with the residential uses indicated by the General Plan. This site is bordered by three residentially-developed properties situated within Clark County's boundaries. Approval of this application would set a precedent of permitted commercial uses west of Tenaya Way. Staff recommended denial.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 53 – U-0107-02

MINUTES – Continued:

KEITH CLEGG, 1703 Primrose Street, showed a PowerPoint presentation on the monitor. The facility will be residential in appearance. There will be egress/ingress is on Craig Road. There are 5.23 acres. It is in close proximity to Ruth Duskin Elementary School. This child care center is needed in the area. They compared similar centers as follows: Children's World, 12,200 square feet at Buffalo and Gowan, North Shore Child Care, 13,500 square feet, Cimarron and Gowan, and Seton Academy. This proposed facility is residential in design. Three hundred feet to the north is a school; south, east and west is residential. This child care center will have 12,000 square feet for 159 children. These types of services need to be in residential areas rather than commercial areas for the safety of the children. The area is continuing to grow with houses, but no new pre-schools are being proposed.

HENRY MCELROY, 4465 North Buffalo Drive, appeared in protest. He lives around the corner from this proposed pre-school. He was concerned this would encourage more commercial into the area. He wants this property to be developed as residential.

EDWARD LOCKE, 7433 Bush Garden Avenue, appeared in protest. This pre-school will be right behind his house. He submitted a petition and letter in opposition.

JOSEPH HANSON, 8102 Mackenzie Court, appeared in protest. This parcel is in the middle of residential. He felt that if this is approved, other developers will be applying for commercial types of developments. This belongs in Town Center.

MR. CLEGG appeared in rebuttal. He submitted a letter of approval. There is a waiting list at some of the child care facilities in that general area.

COMMISSIONER TRUESDELL felt this is a sensitive area. This request would have significant consequences for that area.

CHAIRMAN GALATI noted that some child care facilities have been approved because they were adjacent to commercial. There have been commitments made to the neighborhood that only residential would be west of Tenaya Way.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:41 – 12:04)

4-1700

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0108-02 - TIMOTHY D. REED - Request for a Special Use Permit FOR LIVESTOCK FARMING (13 HORSES AND ONE BOVINE) WHERE A MAXIMUM OF SIX HORSES OR BOVINES IS ALLOWED ON 1.08 ACRES AND A WAIVER OF THE MINIMUM 1.25 ACRE PARCEL SIZE REQUIREMENT AND THE MINIMUM SQUARE FEET OF LOT AREA ALLOWED PER HORSE AND BOVINE situated on 1.08 acres at 5401 Rome Boulevard (APN: 125-24-403-002), R-E (Residence Estates) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

6

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

8

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Petition In Approval

MOTION:

QUINN - DENIED – UNANIMOUS with EVANS and McSWAIN excused

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated that approval of this Special Use Permit would waive the minimum square feet of lot area per horse, waive the minimum 1.25-acre parcel site requirement, and allow a combination of 13 horses or bovines, where 6 horses and bovines would be allowed on this 1.08 acre site. The applicant has indicated that all the stalls on the property would not be used year around. Some of the horses would only stay for seven days. The layout of the site is efficient. The waiver to allow the 13 horses and bovines and the minimum square feet of lot area allowed for horse and bovine is appropriate. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 54 – U-0108-02

MINUTES – Continued:

TIMOTHY D. REED, 5401 Rome Boulevard, said he was unclear about the number of bovines as referenced in Condition 3. He submitted a petition with nine (9) signatures in approval. LAURA MARTIN clarified that Condition 3 would include 13 horses and one bovine.

JULIA BROWN, 6601 Bradley Road, appeared in protest. She lives across the street from the subject property. This is an older area. Some of the other neighbors have horses and never created a problem, but when the applicant moved into this site, it was apparent they planned to have a lot of animals on the property. There is a constant flow of vehicles to this property and sometimes they park on her property. This should not be allowed in a residential neighborhood. There is a lighting system because they have persons over to rope at night.

DEAN YEAGER, 6601 Bradley Road, appeared in protest. He is not against horse properties, but for the amount of land, the number of horses being requested is excessive.

BONNIE BENARD, 8217 Old Cistern Court, appeared in protest. Oftentimes, she cannot sit in her yard because of the dust and noise from this subject property.

JANICE BROWN, 6601 Bradley Road, appeared in protest. She is at home all day long. MR. REED'S customers come very early in the morning and don't leave until late at night. This is not a personal residence. The flies from this property are very bad.

TODD FARLOW, 240 North 19th Street, appeared in protest. This is too many animals for that size of a lot.

MR. REED said the animals don't just sit in stalls. They don't do anymore roping. Light in the arena only shines on his property

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(12:04 – 12:16)

4-2740

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0109-02 - GILBERT FAMILY TRUST 3RD REINSTATEMENT ON BEHALF OF LA MOJARRA LOCA, INC. - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR IN CONJUNCTION WITH A PROPOSED RESTAURANT at 821 North Lamb Boulevard, #14 (APN: 140-29-301-010), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions – Motion carried with TRUESDELL voting NO and EVANS and McSWAIN excused

To be heard by the City Council on 10/16/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this site is zoned C-1 (Limited Commercial). It is an existing restaurant. There are no protected uses within the 400-foot zone. This would require approximately 45 to 50 parking spaces. There are 80 spaces on the site. However, taking the other businesses into consideration in the shopping center, the site is parking impaired. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 55 – U-0109-02

MINUTES – Continued:

CHARLES RADOSOVICH, 324 South Third Street, appeared on behalf of the applicant. He concurred with the conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(12:16 – 12:18)

4-3400

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Approval of this Special Use Permit does not constitute approval of a liquor license.
3. Conformance to all minimum requirements under Subchapter 19A.04.050 of the City of Las Vegas Zoning Code for a Restaurant Service Bar use.
4. This business shall operate in conformance to Chapter 6.50 (Liquor Control) of the City of Las Vegas Municipal Code, which states that a restaurant service bar license authorizes alcoholic beverages to be sold for consumption only in connection with meals served at tables on the premises of the restaurant where the same are sold.
5. Conformance to all applicable conditions of approval for Rezoning (Z-0077-86) and Site Development Plan Review [Z-0077-86(1)].
6. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0111-02 - TAWNYA SHEIKHAN ON BEHALF OF SHAHRAM, INC. - Request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO on 0.36 acres at 4401 North Rancho Road (APN: 138-02-602-001), C-2 (General Commercial) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO - APPROVED subject to conditions – Motion carried with GOYNES voting NO, GALATI not voting, and EVANS and McSWAIN excused

To be heard by the City Council on 10/16/2002.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this site is located along the Rancho corridor in an area that is designated for SC (Service Commercial) land use. The C-2 (General Commercial) zoning is incompatible with the SC (Service Commercial) designation of this site. That dates back to when the County had zoned land along the Rancho corridor for C-2 (General Commercial). Subsequently, approvals in 1996 and 1999 of the Northwest Plan Amendment and the Centennial Hills Sector Plan changed the designation in this area to the SC (Service Commercial) designation. Currently, the Planning and Development Department is involved in a review of land use along the Rancho corridor to provide recommendations as to sites that should be SC (Service Commercial) and sites that should be C-2 (General Commercial), recognizing existing General Commercial uses in that area. That study is anticipated to be done this October. In the case of this tattoo parlor/body piercing studio, although allowed in C-2 (General Commercial), it is not allowed in C-1 (Limited Commercial). Staff recommended denial.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 56 – U-0111-02

MINUTES – Continued:

RICHARD SHAHRAM appeared on behalf of TAWNYA SHEIKHAN. This property is presently zoned C-2 (General Commercial). The existing building on the property had been a gas station/convenience store. The gas tanks have been removed from the ground. MS. SHEIKHAN would use the existing building. Behind this property is a car wash/auto detailing development. On one side is Lee's Liquor and on the other side is a convenience store. MS SHEIKHAN has been a business owner in Las Vegas for seven years with four other tattoo/body piercing studios. She has an outstanding reputation and complies with all ordinances. Staff's report indicates that this use would not adversely affect the existing surrounding uses, not physically change the appearance of the building, nor affect the streets or highways. This will not adversely affect the neighborhood.

No one appeared in opposition.

COMMISSIONER GOYNES asked the name of the business. Also, he was concerned as to what type of merchandise is stocked in these stores. MR. SHAHRAM answered that the name of the studio is Diversity Tattoo. MS. SHEIKHAN added that the business will be open from 10:00 a.m. to possibly midnight. They have various items for sale.

VICE CHAIRMAN TRUESDELL felt there are a significant number of C-2 (General Commercial) uses along this corridor.

COMMISSIONER NIGRO felt the C-2 (General Commercial) zoning applies in this instance.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(12:18 – 12:29)

4-3500

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. All Health District regulations must be satisfied.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 56 – U-0111-02

CONDITIONS – Continued:

Public Works

4. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0113-02 - AEGIS ASSISTED LIVING PROPERTIES, LIMITED LIABILITY COMPANY ON BEHALF OF CINGULAR WIRELESS - Request for a Special Use Permit FOR A SEVENTY-FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN on 2.33 acres at 9100 West Desert Inn Road (APN: 163-08-421-005), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

ON SEPTEMBER 5, 2002 THE APPLICANT REQUESTED THAT THIS ITEM BE TABLED DUE TO AN UNRESOLVED DISPUTE.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL – TABLED Item 57 [U-0113-02] and Item 58 [V-0061-02] - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 57 [U-0113-02] and Item 58 [V-0061-02] be tabled without setting a future date.

LARRY MENDOZA, Cingular Wireless, 1211 Town Center Drive, Suite 100, appeared in order to represent the application. They would like to have these two items tabled.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 57 – U-0113-02

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 57 [U-0113-02] and Item 58 [V-0061-02] was held under Item 57 [U-113-02].

(6:17 – 6:18)

1-420

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - V-0061-02 - AEGIS ASSISTED LIVING PROPERTIES, LIMITED LIABILITY COMPANY ON BEHALF OF CINGULAR WIRELESS - Request for a Variance TO ALLOW A ONE FOOT SIDE YARD SETBACK WHERE TEN FEET IS THE MINIMUM REQUIRED FOR EQUIPMENT SHELTERS FOR A WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN on 2.33 acres at 9100 West Desert Inn Road (APN: 163-08-421-005), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESEL – TABLED Item 57 [U-0113-02] and Item 58 [V-0061-02] - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LARRY MENDOZA, Cingular Wireless, 1211 Town Center Drive, Suite 100, appeared in order to represent the application.

No one appeared in opposition.

There was no further discussion.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 58 – V-0061-02

MINUTES – Continued:

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 57 [U-0113-02] and Item 58 [V-0061-02] was held under Item 57 [U-113-02].

(6:17 – 6:18)
1-420

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0017-90(40) - 21 STARS LIMITED ON BEHALF OF SUNCOAST HOTEL & CASINO - Request for a Site Development Plan Review FOR A PROPOSED 224,832 SQUARE-FOOT CASINO ADDITION AND 1,652-SPACE TRI-LEVEL PARKING STRUCTURE at 9090 Alta Drive (APN: 138-32-201-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

38

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letters In Opposition

MOTION:

TRUESDELL - APPROVED subject to conditions with additional conditions that there shall be no wall signage or advertising on the walls of the garage, traffic signal on Rampart Boulevard at the northern driveway shall be operational prior to the issuance of permits for the expansion/parking structure(s), and applicant to work with the City Traffic Engineer to determine and analyze appropriate ways to improve performance and public safety issues related to this site, such as the possible modification of the existing median island opening at the southern driveway on Rampart Boulevard and the signalization of Clubhouse Road at Alta Drive, comply with the recommendations of the Traffic Engineer prior to the occupancy of the expansion of this site - **UNANIMOUS** with EVANS and McSWAIN excused

This is final action.

NOTE: COMMISSIONER TRUESDELL announced he lives in the notification area.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 59 – Z-0017-90(40)

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development, stated that this is a request for a three-story parking garage. It is being built on the existing parking lot. The actual net increase in parking spaces is only 555 spaces. In addition, the top level will not be covered. The total height of the structure along Rampart Boulevard is about 27 feet. The parking structure will be buffered adequately from views from the south with landscaping. There is a condition that no signage will be allowed on that side of the parking garage.

Another request is the expansion of the casino. It will be a one-story expansion to the existing building. Architecturally, once the addition is done, it will not be different from the existing building.

Inside the casino there will be a central gaming area with the additional space surrounded by restaurants. There will be direct access from the parking structure to the gaming area. In regard to lighting, it will have to be shielded in the parking structure to prevent any spillover onto Rampart Boulevard. All the lighting will be limited to 15 feet high with the shield. The parking garage will have the same architectural feature and theme as the building. The casino at ground level will be 109,000 square feet of the total expansion and the remainder of the expansion is in the basement, which will be utilized for storage. Staff recommended approval subject to the conditions.

GREG BORGEL, 300 South Fourth Street, appeared on behalf of the applicant. He was under the impression that a condition would be added.

DAVID GUERRA, Public Works, responded that the added condition is to be stated as follows:
The proposed traffic signal on Rampart Boulevard at the northern driveway shall be operational prior to the issuance of permits for the expansion/parking structure(s).

MR. BORGEL accepted all the conditions, including the added condition. A meeting was held with the neighbors several months ago to obtain their input. All the neighbors' design-related concerns have been addressed. The protests appear to come from the fact that there is too much traffic in the area already. This proposal is a major part of the solution to that problem, not part of the problem. They have done a traffic study and will comply with all of its requirements.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 59 – Z-0017-90(4)

MINUTES – Continued:

CHAIRMAN GALATI asked at what point a project is too big to be called a neighborhood casino and has to draw regional traffic. MR. BORGEL responded that the use was placed on the site originally with the idea that it would grow with the community. By phasing this development as the area develops, it remains a neighborhood casino. However, they will probably draw persons from as far away as five miles.

CHAIRMAN GALATI noted that there is heavy traffic at the entrance without this parking structure. He was concerned about more vehicles making left turns onto Rampart Boulevard. MR. BORGEL said the traffic study will address that situation on Rampart Boulevard, as well as at Alta Drive. The garage is designed to make the north entrance far more functional and decrease the number of movements in any direction that could take place at the center entrance. CHAIRMAN GALATI suggested not having a left turn out where there is no light to encourage motorists to make a left turn at the traffic signal.

CHAIRMAN GALATI was of the understanding, when this project was first designed, that a person would be able to get to the theaters without going through the casino or bar area. MR. BORGEL was unsure of the initial representation.

COMMISSIONER TRUESDELL asked if the light at Clubhouse Drive and West Alta Drive is being addressed. MR. BORGEL responded that it is being addressed.

COMMISSIONER TRUESDELL was concerned about the lighting as viewed from the west and felt the proposed parking structure is too close to the roadway.

MR. BORGEL responded that in regard to the lighting concern, because of the grade on the property, which falls off sharply, there will not be any significant light impact for the residents to the west. They have stepped the building back 60 feet. There will not be any signage on the garage face.

COMMISSIONER QUINN asked if there could be landscaping between the big sign and the center driveway to the south. MR. BORGEL thought that landscaping would be possible.

CHAIRMAN TRUESDELL made a motion for approval, subject to several conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 59 – Z-0017-90(40)

MINUTES – Continued:

BART ANDERSON, Public Works, commented, prior to the vote being taken, that the Traffic Study has been submitted and gone through the system. He clarified that the center driveway on Rampart Boulevard is the issue and the possibility of eliminating the left turns in and out of the parking lot. MR. BORGEL added that another concern is the signalization at Clubhouse Drive.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(12:29 – 12:54)

5-280

CONDITIONS:

Planning and Development

1. Elevations of the casino expansion and garages shall utilize the same exterior materials and colors as used on the casino/cinema/hotel and garage buildings
2. All mechanical equipment shall be fully screened from public view along all adjacent streets.
3. The first row of light fixtures in the parking garage and the first row of lighting standards on the top level of the garage along Rampart Boulevard shall utilize ‘shoe-box’ fixtures and shields to prevent glare to off-site locations.
4. All new light standards associated with the proposed parking structure shall not exceed 15 feet in height.
5. The existing landscape planter along Rampart Boulevard shall be complemented with a series of 24-inch box evergreen trees to result in a sound buffer with any tree no more than 25 feet on center from each other.
6. There shall be no wall signage or advertising on the walls of the garage.

Public Works

7. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 59 – Z-0017-90(40)

CONDITIONS – Continued:

8. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to issuance of any permits unless specifically noted as not required in the approved Traffic Impact Analysis. If additional Traffic Control devices are proposed for this site and are outside of the public right-of-way, all appropriate easements and/or rights of way for the location and/or access of such devices shall be granted prior to the issuance of any permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
9. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
10. Site development to comply with all applicable conditions of approval for Z-17-90(3) and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0054-98(1) AND Z-0018-02(1) - CITY OF LAS VEGAS AND CLARK COUNTY SCHOOL DISTRICT - Request for a Site Development Plan Review FOR A PROPOSED 9-ACRE PARK WITH BASEBALL/SOCCER FIELDS AND A CONCESSION BUILDING on property located adjacent to the southwest corner of Bonanza Road and Sandhill Road (APN's: 140-31-102-002 and 003), R-E (Residence Estates) Zone under Resolution of Intent to C-V (Civic), Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions with Condition 2 deleted, adding in Condition 3 the word *recreational* between on-site and lighting, and 20 feet in height amended to 27 feet in height in Condition 4 – **UNANIMOUS** with GALATI and QUINN abstaining as their firms are involved with the School District and EVANS and McSWAIN excused

To be heard by the City Council on 10/16/2002.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated this City park will have access from two parking areas located off Sandhill Road and Bonanza Road. The total parking provided for this site is 193 spaces, which includes eight (8) handicapped accessible spaces. There will be a soccer field and two ballfields, a restroom and concession stand. There is a condition to provide six-foot high wrought iron fencing on the perimeter of the site adjacent to Bonanza Road and Sandhill Road. Another condition refers to the lighting not to be past 10:00 p.m. The parking on Sandhill Road will be utilized for drop-off for Gragson Elementary School. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 60 – Z-0054-98(1) and Z-0018-02(1)

MINUTES – Continued:

MICHAEL VLAOVICH, City of Las Vegas, Public Works, represented the application. The City of Las Vegas and Clark County are in conjunction on this project that will enhance the existing elementary school and provide an avenue for sports activities in this neighborhood. This is similar to what is being done in the newer portions of the valley where the City is combining with the School District to put parks next to new schools. In regard to Condition 2, the City Council and School District want to prevent balls from going into the streets. A wrought iron fence would not serve that purpose. The plans that have been submitted to the City have a green vinyl chain link fence. All the areas where there is a fence along the perimeter of the site are buffered by eight feet of dense landscaping. There is a significant amount of chain link fencing on site, which would mean having two different types of fencing. That would draw more attention to a wrought iron fence.

In regard to Condition 3, he wanted to clarify that the lighting after 10:00 p.m. would include low level security lighting in the central core where the concession building is located and infill areas of the baseball fields.

Condition 4 makes reference to the height of the lighting. He requested lighting standards within the parking lots shall be no more than 27 feet in height. There would be a need for more lights if the lights were 20 feet in height. Twenty-seven feet is lower than street lighting.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen. He felt this project is needed.

VICE CHAIRMAN TRUESDELL felt he could support the green vinyl fencing.

ROBERT GENZER, Director, Planning and Development Department, suggested adding in Condition 3 the word *recreational* between on-site and lighting. He would agree to change the 20 feet in height to 27 feet in height in Condition 4. Condition 2 could be deleted as the green vinyl fencing was included in the submitted plans.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(12:54 – 1:03)

5-1100

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002

Planning and Development Department

Item 60 – Z-0054-98(1) and Z-0018-02(1)

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Provide wrought iron fencing along portions of Bonanza Road and Sandhill Road where six-foot tall chain link fencing is indicated on the site plan. All interior chain-link fencing is permitted.
3. All on-site lighting (including the soccer field and two ball fields) shall not extend past 10:00 PM.
4. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).
5. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
9. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 60 – Z-0054-98(1) and Z-0018-02(1)

CONDITIONS – Continued:

Public Works

10. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
11. Site development to comply with all applicable conditions of approval for Z-18-02, Z-54-98, and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - SD-0037-02 - PATRICK AND CECILIA DIFFER - Request for a Site Development Plan Review FOR A PROPOSED 10 UNIT APARTMENT DEVELOPMENT on 1.25 acres located adjacent to the south side of Van Buren Avenue, approximately 307 feet east of Lamb Boulevard (APN: 140-29-101-009), R-2 (Medium-Low Density Residential) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

STAFF IS REQUESTING THAT THIS ITEM BE HELD IN ABEYANCE AS A REZONING APPLICATION NEEDS TO BE SUBMITTED.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL – ABEYANCE to the 10/10/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested this item be held in abeyance to the 10/10/2002 Planning Commission meeting so that the accompanying rezoning can be heard simultaneously.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 61 – SD-0037-02

MINUTES – Continued:

PATRICK DIFFER, 1223 Starstone Court, Henderson, Nevada appeared in order to represent the application. He requested this application be held in abeyance until the 10/10/2002 Planning Commission meeting.

MARTA MINTY appeared to request the residents and homeowners associations be re-noticed.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:18 – 6:20)

1-470

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - MSP-0005-02 - FARM AND ALEXANDER PROPERTIES, LIMITED LIABILITY COMPANY ON BEHALF OF CITY DEVELOPMENT GROUP -
Request for a Master Sign Plan Review for a proposed shopping center located on the southeast corner of Alexander Road and Tenaya Way (APN: 138-10-516-001), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions and additional condition of no neon signage on the exterior of the building – **UNANIMOUS** with **TRUESDELL** abstaining as one of his employees is working with the applicant on another property and **EVANS** and **McSWAIN** excused

To be heard by the City Council on 10/16/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this application was required as Condition 8 of the Administrative Site Development Plan Review approval [Z-0025-88(10)]. The application consists of four monument signs located at Tenaya Way and Alexander Road, one directional sign, and a total of 33 other wall signs. The proposed signs meet the requirement of the City of Las Vegas Zoning Code, except for the monument signs where a five (5) foot setback is required. The proposed signs will be similar to other commercial developments in the vicinity. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 62 – MSP-0005-02

MINUTES – Continued:

ATTORNEY SCOTT EATON, Lionel Sawyer & Collins, 300 South Fourth Street, appeared with GREG BORGEL, 300 South Fourth Street, on behalf of the applicant. This application is consistent with the condition concerning signage that was placed on the Site Plan approval for this project. ATTORNEY EATON accepted staff's conditions. The signage on the vacant pad will be consistent with the Master Sign Plan.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen. He wondered if the Recommending Committee is addressing an issue on signs. ROBERT GENZER, Director, Planning and Development Department, responded that the only Text Amendment going through at the present time on signage is to expand the Downtown Signage Sub-district.

CHAIRMAN GALATI asked if there will be any neon on the project. ATTORNEY EATON responded that the standard is to have a band around the building, which is consistent with this project. CHAIRMAN GALATI objected to the neon being so close to residential properties. He also asked how the signage will be on the Cox Communications property. ATTORNEY EATON thought that signage would be for Storage One and City Stop. CHAIRMAN GALATI wondered if there is a need for a sign on the Cox Communications property since it is an unmanned facility. ATTORNEY EATON explained that it is a non-illuminated sign just on the one side to identify the building as a Cox Communications building.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

1:03 – 1:10)

5-1450

CONDITIONS:

Planning and Development

1. All signage shall have proper permits obtained through the Building and Safety Department.
2. Site development to comply with all applicable conditions of approval for the Site Development Plan Review [Z-0025-88(9)] and all other subsequent site-related actions as required by the Planning and Development Department.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 62 – MSP-0005-02

CONDITIONS – Continued:

3. Any changes or alterations to this Master Sign Plan shall require an application for a new Master Sign Plan.
4. Wall signage is permitted on the faces for up to 20% of the building elevation. The sign shall not project beyond the top or sides of the building and to comply with Section 19A.14.060(F)(11)(b).
5. Illumination of signs shall comply with Section 19A.14.070 Residential Protection Standards.
6. Raceways, when surface mounted to the exterior of the building, shall be no more than 7 inches in depth and shall be painted to match the wall color.
7. The Monument signs shall be setback a minimum of five feet from any public right-of-way. In addition, the sign shall be set back from any driveway or street intersection so as not to create a sight restriction.

Public Works

8. All signage shall be situated as to not interfere with Sight Visibility Restriction Zones; final sign locations shall be approved by the Traffic Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - MSP-0006-02 - SEA BREEZE VILLAGE, LIMITED LIABILITY COMPANY - Request for a Master Sign Plan FOR A RETAIL/OFFICE COMPLEX on property located adjacent to the southeast corner of Buffalo Drive and Sea Spray Avenue (APN's: 138-22-418-003 and 004), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions – UNANIMOUS with EVANS and McSWAIN excused

To be heard by the City Council on 10/16/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated that this application is required as a condition of the Administrative Site Development Plan Review approval for Z-0097-90(7). This application consists of one double sided 28' x 16' wide freestanding sign, one double sided eight foot tall by 9 foot wide monument sign, and a series of wall mounted tenant signs in which the wall signage on each structure will be similar to existing tenant signage on the southern end of the retail center and will not exceed 20% of the building elevation on which they are located. The proposed freestanding wall signs meet the requirements of the City of Las Vegas Zoning Code. This request is compatible with the existing signs located on the southern half of the retail center. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 63 – MSP-0006-02

MINUTES – Continued:

RICHARD KIRSCH, 242 Sunpack, Henderson, Nevada, appeared on behalf of the applicant. He concurred with the conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(1:10 – 1:12)

5-1700

CONDITIONS:

Planning and Development

1. All signage shall have proper permits obtained through the Building and Safety Department.
2. Site development to comply with all applicable conditions of approval for the Site Development Plan Review [Z-0097-90(7)] and all other subsequent site-related actions as required by the Planning and Development Department.
3. Any changes or alterations to this Master Sign Plan shall require an application for a new Master Sign Plan.
4. Wall signage is permitted on the faces for up to 20% of the building elevation. The sign shall not project beyond the top or sides of the building and to comply with Section 19A.14.060(F)(11)(b).
5. Illumination of signs shall comply with Section 19A.14.070 Residential Protection Standards.
6. The Freestanding and Monument signs shall be setback a minimum of five feet from any public right-of-way. In addition, the sign shall be set back from any driveway or street intersection so as not to create a sight restriction.

Public Works

7. All signage shall be situated as to not interfere with Sight Visibility Restriction Zones; final sign locations shall be approved by the Traffic Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - SNC-0002-99(1) - MYSTIC VALLEY HOME OWNERS ASSOCIATION - Request for a Street Name Change FROM: Mike Andress Avenue TO: Mystic Valley Avenue located between Durango Drive and Desert Night Street, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions – UNANIMOUS with EVANS and McSWAIN excused

To be heard by the City Council on 10/16/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this request is consistent with Chapter 28, Title 13, of the Las Vegas Municipal Code, which is the City of Las Vegas street naming and address assigning regulations. The applicant provided staff with a letter indicating that they would not be able to attend this meeting. Staff recommended approval subject to the conditions.

No one appeared in opposition.

There was no further discussion.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 64 – SNC-0002-99(1)

MINUTES – Continued:

CHAIRMAN GALATI declared the Public Hearing closed.
(1:12 – 1:14)

5-1800

CONDITIONS:

Planning and Development

1. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.
2. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-0061-02 - GREAT AMERICAN CAPITAL AND SAHARA BUSINESS PARK - Petition to vacate U.S. Government Patent Easements generally located on the north side of Sahara Avenue, approximately 980 feet east of Cimarron Road Ward 1 (McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESDELL - APPROVED subject to conditions – UNANIMOUS with EVANS and McSWAIN excused

To be heard by the City Council on 10/16/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated that this Vacation is appropriate and will not have a negative impact on adjacent properties or development of this site. Staff recommended approval subject to the conditions.

MICHAEL PATRY, Wright Engineers, Inc., 7310 Smoke Ranch Road, Suite R, appeared on behalf of the applicant. He concurred with the conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 65 – VAC-0061-02

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(1:14 – 1:15)

5-1890

CONDITIONS:

1. All public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.
2. All development shall be in conformance with code requirements and design standards of all City departments.
3. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the Vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all Vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
4. Development of this site shall comply with all applicable conditions of approval for Z-12-00.
5. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council or the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-0062-02 - PARDEE CONSTRUCTION COMPANY NEVADA
- Petition to vacate portions of Chieftain Street and Haley Avenue generally located between Deer Springs Way and Dorrell Lane, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESDELL - APPROVED subject to conditions – UNANIMOUS with EVANS and McSWAIN excused

To be heard by the City Council on 10/16/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated that this request will vacate a 10.5 foot wide portion of Chieftain Street and a 60-foot wide portion of Haley Avenue. This Vacation request is a result of a required condition of the rezoning application. Staff recommended approval subject to the conditions.

TODD STEADHAM, G. C. Wallace, Inc., 1555 South Rainbow Boulevard, appeared on behalf of the applicant. He concurred with the conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 66 – VAC-0062-02

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(1:15 – 1:17)

5-1960

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
4. All development shall be in conformance with code requirements and design standards of all City departments.
5. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #2 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the Vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all Vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors or other easements that would/should cross any right-of-way being vacated must be retained.
6. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-0063-02 - SCHOOL BOARD OF TRUSTEES - Petition to vacate a portion of Ninth Street located between Lewis Avenue and Clark Avenue, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESDELL - TABLED - UNANIMOUS

NOTE: CHAIRMAN GALATI and COMMISSIONER QUINN said their firms are involved with the Clark County School District, but will be voting on a motion to table.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that staff would like to have this item tabled in order for the applicant to submit an application for an Amendment to the Master Plan of Streets and Highways. Ninth Street appears in that plan.

CAROL BAILEY, Clark County School District, 4212 Eucalyptus Annex, appeared in order to request this item be tabled.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 67 – VAC-0063-02

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(6:20 – 6:23)
1-530

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

Z-0017-90(39) – PECCOLE NEVADA CORPORATION - Request for a Review of Condition #2 of an approved Site Development Plan Review [Z-0017-90(20)] TO ALLOW A 7-FOOT FRONT YARD SETBACK FOR APN: 138-31-215-003 (Lot 12, Block C of Peccole West Parcel 19) AND A 12-FOOT FRONT YARD SETBACK WHERE A 15-FOOT FRONT YARD SETBACK WAS ORIGINALLY APPROVED FOR THE REMAINING PARCELS (excluding 138-31-215-013 Lot 2 Block C which was previously approved for a 10-foot setback) WITHIN THE QUEENSRIDGE NORTH DEVELOPMENT, U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), (APN's: 138-31-215-003 through 015 and 138-31-612-001 through 022), Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions – UNANIMOUS with EVANS and McSWAIN excused

This is final action.

MINUTES:

GARY LEOBOLD, Planning and Development, stated that this is a request to reduce the minimum front yard setback from 15 feet to 12 feet, which had been previously reduced from 20 feet to 15 feet on August 9, 2001. There is one lot that already has an approved 10 foot front yard that will remain unaffected. The applicant is requesting an additional lot that would have a 7-foot front yard setback. In that case, there is a porte cochere in the front of the house. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 68 – Z-0017-90(39)

MINUTES – Continued:

CLYDE SPITZE, AMEC, 4670 South Fort Apache Road, appeared on behalf of the applicant. He concurred with staff's conditions.

There was no further discussion.

(1:17 – 1:19)

5-2000

CONDITIONS:

Planning and Development

1. Condition 2 shall be revised to read as follows: “2. Setbacks for this subdivision shall be 12 feet for the Front Yard, 15 feet for the Rear Yard, five feet for each Side Yard and 10 feet for corner Side Yards, with the exception of APN: 138-31-215-013, for which the minimum Front Yard Setback shall be 10 feet, and APN: 138-31-215-003, for which the minimum Front Yard Setback shall be seven feet.”
2. Site Development to comply with all applicable conditions of approval for the Site Development Plan Review [Z-0017-90(20)], Rezoning (Z-0017-90) and all other subsequent site-related actions as required by the Department of Public Works and the Planning and Development Department.

Public Works

3. The distance from the face of the garage door to the back of sidewalk (or curb, if no sidewalk is proposed) shall be a minimum distance of 18 feet to prevent a car in the driveway from encroaching into the vehicular or pedestrian travel corridor.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☐

DISCUSSION

SUBJECT:

Z-0139-88(42) - TRIPLE FIVE INTERCONTINENTAL - Request for a Site Development Plan Review FOR A TWO-STORY 30,000 SQUARE FOOT COMMERCIAL BUILDING on 0.73 acres at 9330 West Sahara Avenue (APN: 163-06-816-019), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE to the 9/26/2002 Planning Commission meeting – UNANIMOUS with EVANS and McSWAIN excused

MINUTES:

GARY LEOBOLD, Planning and Development, stated that staff supports the development of the building, but the key issue is parking. It is located within the Village Square development on Pad O. There has been some competition within that development for parking spaces. The application indicates 110 spaces, but 130 spaces should be provided. However, 44 of the parking spaces are being provided in the basement of the structure. A parking study is being requested to show how the remaining 20 parking spaces will be provided within the site, including the deficiency of handicapped parking spaces. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 69 – Z-0139-88(42)

MINUTES – Continued:

JAMES GRINDSTAFF, Perlman Architects, appeared on behalf of the applicant. He acknowledged the issue on the handicapped parking. There was a homeowners meeting today and the applicant is trying to get their approval on how they want to align the handicapped parking. This building will be facing interior to the theaters. To the north of the building are two trees. That may be where the handicapped parking will be located. He asked for clarification on the number of parking spaces.

MR. LEOBOLD responded that the parking had been calculated on the basis of one space per 250 square feet. However, the current standard for retail space under 25,000 square feet requires one space per 175 square feet. MR. GRINDSTAFF agreed to work with staff on the parking issue.

COMMISSIONER QUINN commented that there is no handicapped parking on the lower level. MR. GRINDSTAFF agreed that there is no handicapped parking on the lower level. However, they will add handicapped parking on the lower level because it will have an elevator to access the upper level office. The engineering is still being worked on to see if the proposed reworking will engineer correctly.

CHAIRMAN GALATI suggested holding this item until the parking is worked out with staff.

There was no further discussion.

(1:19 – 1:21)

5-2100

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SD-0036-02 - SECOND BAPTIST CHURCH - Request for a Site Development Plan Review and a Reduction of the On-Site Landscape Requirements FOR A PARKING LOT on 0.66 acres located at 500 West Madison Avenue (APN's: 139-27-210-026 through 029), R-4 (High Density Residential) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions – Motion carried with TRUESELLE voting NO and EVANS and McSWAIN excused

This is final action.

MINUTES:

LAURA MARTIN, Planning and Development, stated that typically parking lots are not compatible with residential areas. However, in this instance, parishioners of this church are parking on the residential streets, which has a far greater impact in a residential neighborhood. This will be a 71-parking space lot with two driveways for access. The site plan indicates a minimum of two-foot wide landscape planter strips with sawtooth shaped planters along the perimeter. No parking lot landscape islands are proposed. There are conditions to improve the site circulation and to provide additional landscaping on the perimeter with 24-inch box trees spaced 20 feet on center. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 70 – SD-0036-02

MINUTES – Continued:

KOZ ALIGHCHI, Mapex Engineering, 2900 Meade Avenue, appeared on behalf of the church. He concurred with staff's conditions.

COMMISSIONER TRUESDELL said he will not support this request because it will not raise the bar.

There was no further discussion.

(1:21 – 1:27)
5-2300

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and landscape plan, except as amended by conditions herein.
3. The applicant shall meet with Planning and Development staff and a Traffic Engineering Representative in Land Development for assistance in the redesign of the parking lot layout, on-site circulation and driveway access prior to the issuance of any permits.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for building permit, to reverse the direction of the north row of parking to be oriented to the northeast and to change the direction of the one-way drive aisle to the east.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum to provide minimum five-foot wide landscape planters along Madison Avenue and "E" Street in addition to the indicated saw-tooth shaped planters. All landscape planters shall consist of 24-inch box trees spaced twenty feet on center and appropriate shrub and groundcover as required by the Las Vegas Urban Design Guidelines and Standards.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 70 – SD-0036-02

CONDITIONS – Continued:

6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect that each parking lot island located at the end of the parking rows to be planted with a minimum of two 24-inch box trees with four five-gallon shrubs per tree and groundcover. The saw-tooth shaped landscape planters located along the west and south property lines shall each consist of a minimum of two five-gallon shrubs. The triangular-shaped planters located at the southeast and southwest corners of the site shall be planted with a minimum of two 24-inch box trees and with four five-gallon shrubs per tree and groundcover.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. Submit a Petition of Vacation for the south five feet of Madison Avenue not previously vacated between “E” Street and “F” Street. Said vacation shall be acted upon by City Council prior to the issuance of any permits for this site. If such Petition of Vacation is denied, this site plan shall be redesigned and resubmitted for approval by the City of Las Vegas prior to the issuance of any permits for this site.
13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 70 – SD-0036-02

CONDITIONS – Continued:

14. Construct full-width alley paving adjacent to this site concurrent with development of this site.
15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. Parking spaces located off the public alley shall be set back sufficiently to allow a minimum of 24 feet clearance for vehicle maneuvering.
16. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions as delineated by Clark County Area Standard Drawing #201.2 for vehicular traffic at all development access drives and abutting street intersections.
17. Landscape and maintain all unimproved right-of-way on Madison Avenue adjacent to this site.
18. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to issuance of any permits for this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SD-0038-02 - CHURCH LDS PRESIDING BISHOP - Request for a Site Development Plan Review FOR TWO TEMPORARY MODULAR TRAILERS on 4.75 acres at 7500 North Durango Drive (APN: 125-16-301-017), R-E (Residence Estates) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions – UNANIMOUS with EVANS and McSWAIN excused

This is final action.

MINUTES:

LAURA MARTIN, Planning and Development, stated the temporary modular trailers will be located on the east side of the existing church building and will displace 13 on-site parking spaces. A condition is recommended to revise the site plan to move the north modular building a minimum of three feet from the landscape planter. The applicant did not state in the justification letter that there is a time limit on the use of the temporary classrooms. Therefore, there is a condition that the temporary structures be used for twelve months, unless an Extension of Time is granted. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 71 – SD-0038-02

MINUTES – Continued:

KEVIN REISCH, 624 South Ninth Street, appeared on behalf of the church. These are temporary buildings. The members will move from these trailers to the new meetinghouse.

There was no further discussion.

(1:27 – 1:28)

5-2400

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. The proposed temporary structures shall be permitted on the site for a period not to exceed twelve (12) months, unless an Extension of Time is approved by the City Council.
3. The exterior of the proposed modular buildings shall be painted to match/complement the color of the exteriors of the existing permanent building on the site.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit to relocate the north modular building a minimum of three feet from the landscape planter and to provide a minimum separation distance of six feet between the two modular buildings.
5. All development shall be in conformance with the site plan, except as amended by conditions herein.
6. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

7. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
8. Site development to comply with all applicable conditions of approval for U-0002-99 and all other subsequent site-related actions. It is noted that U-0002-99 refers all development to the Durango Drive alignment for this case action and that this alignment is also known as Tule Spring Road.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SD-0039-02 - ATLANTIC RICHFIELD COMPANY ON BEHALF OF UNITED BROTHERS ENTERPRISES - Request for a Site Development Plan Review and a Reduction of the On-site Perimeter Landscape Requirement FOR A CONVENIENCE STORE AND FUEL CANOPY on 0.92 acres at 2320 Fremont Street (APN: 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL - DENIED – UNANIMOUS with GOYNES not voting and EVANS and McSWAIN excused

To be heard by the City Council on 10/16/2002.

MINUTES:

GARY LEOBOLD, Planning and Development, stated this request is for a 3,285-square foot convenience store and a 4,800-square foot gas canopy with service for 16 vehicles. There have been previous approvals on this site, including one for a 2,400-square foot convenience store and 800-square feet of beer and wine sales. There is an existing car wash on this site. The submitted site plan depicts a satisfactory site layout given the configuration of the site. One point to note is that the location of the convenience store in the northwest corner of the site is in close proximity to the Eastern Avenue/Fremont Street intersection. That has to comply with the site distance setback calculations that Traffic Engineering can provide when evaluating intersections that are not at 90 degrees. This site is located within the Las Vegas Redevelopment Plan, which indicates that the site is a special entry point into the downtown area. There are standards in the Downtown Centennial Plan that deal with landscaping and decorative iron fencing. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 72 – SD-0039-02

MINUTES – Continued:

BILL BHATTI, United Brothers Enterprises, 2320 East Fremont Street, appeared on behalf of the applicant. On February 14, 2002, the Planning Commission approved the site plan for 3,790 square feet of convenience store for the existing gas canopy and car wash. While completing the construction plans, civil engineering noted that by locating the convenience store in the northwest corner of Eastern Avenue and Fremont Street, traffic circulation would improve. They met with staff on the new site plan. In the new site plan, the canopy has been replaced. It is difficult to comply with Condition 5 because of the existing car wash. He felt Condition 5 should be deleted.

JASPAL SIDHU, Ace Engineering, 5720 South Valley View Boulevard, Suite 200, appeared on behalf of the applicant. This is a unique site. From the back side of the sidewalk to the building is ten (10) feet. If the building is moved five (5) feet toward the east, the driveway will also have to be moved five (5) feet. The cars exiting the car wash will conflict with the cars coming into the driveway. Therefore, he requested Condition 5 be removed from the conditions.

COMMISSIONER TRUESDELL was concerned that if the building is not moved, there will be a couple parking spaces on the north side of the building where it would be difficult for vehicle them to get out of the parking space without stopping in the middle of the entrance drive. That will create traffic conflicts. The location of the fuel tanks will cause the entrance drive to be blocked when the larger tankers are unloading fuel. The site concerns have not been resolved with the new site plan. There are too many conflicts on the site.

MR. SIDHU added that when this was reviewed by the Nevada Department of Transportation, only one driveway was allowed.

There was no further discussion.

(1:28 – 1:35)
5-2500

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

DIRECTOR'S BUSINESS - ABEYANCE - TA-0018-02 - CITY OF LAS VEGAS -
Request to amend a portion of Title 19A in regard to mixed uses.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESDELL – ABEYANCE to the 9/26/2002 Planning Commission meeting –
UNANIMOUS with EVANS and McSWAIN excused

MINUTES:

MARGO WHEELER, Planning and Development, stated staff has had a request from COMMISSIONER TRUESDELL to have this item held in abeyance. He has provided some additional materials for staff to review and indicated he would be willing to work with staff in regard to mixed uses.

There was no further discussion.

(1:35 – 1:39)

5-2900

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

DIRECTOR'S BUSINESS - TA-0019-02 - CITY OF LAS VEGAS - Request to Amend the Downtown Centennial Plan to permit Outdoor Dining in the Public Right-of-Way.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED – UNANIMOUS with EVANS and McSWAIN excused

THIS ITEM WILL BE FORWARDED TO THE CITY COUNCIL IN ORDINANCE FORM

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated that currently the City of Las Vegas has no provision for outdoor seating on public sidewalks. This Ordinance would allow outdoor seating. Within the Ordinance is a diagram of the various requirements that can be brought wide up. What is being required is a clearance of six (6) feet for sidewalks less than fifteen (15) feet, eight (8) feet for more than that, and that the dining area can only be delineated by portable features, whether fencing or planter boxes. The fencing cannot be over three (3) feet in height and cannot break into the sidewalk. The outdoor furniture must be compatible. Alcoholic beverages and light entertainment are permitted along with the dining. This would include the area east of the freeway, north of Charleston Boulevard, and west of Eighth Street.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 74 – TA-0019-02

MINUTES – Continued:

COMMISSIONER TRUESDELL wondered why this outdoor dining is not being extended south along the Strip corridor. MS. WHEELER responded that in discussions with the Office of Business Development, the decision was made not to go that far.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(1:39 – 1:42)

5-3000

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

DIRECTOR'S BUSINESS - TA-0020-02 - TA-0020-02 - CITY OF LAS VEGAS -
Request to Amend the Downtown Centennial Plan to coordinate and include reference to the Las Vegas Zoning Code.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED – UNANIMOUS with EVANS and McSWAIN excused

THIS ITEM WILL BE FORWARDED TO THE CITY COUNCIL IN ORDINANCE FORM

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated that this is a cleanup item. It will cross-reference between the Downtown Centennial Plan and the Las Vegas Zoning Code, which staff utilizes in its analysis of all the downtown projects. It references Title 19A and the references are not now in sync, so this would correct that situation.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(1:42 – 1:43)

5-3240

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

DIRECTOR'S BUSINESS - TA-0021-02 - CITY OF LAS VEGAS - Request to amend a portion of Title 19A.04.050(B) LAND USE TABLE TO ADD MOTOR VEHICLE SALES [Motorcycles, Motor Scooters (New) (Used)] AS AN ALLOWABLE USE WITH APPROVAL OF A SPECIAL USE PERMIT IN THE C-1 (LIMITED COMMERCIAL) ZONING DISTRICT, and to amend Title 19A.04.050 to establish the criteria for approval of a Special Use Permit.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions – **UNANIMOUS** with **EVANS** and **McSWAIN** excused

THIS ITEM WILL BE FORWARDED TO THE CITY COUNCIL IN ORDINACE FORM

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated this item will allow the sale of motor vehicles with a Special Use Permit within an enclosed building of a minimum of 7,000 square feet. The service is already permitted.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(1:43 – 1:45)

5-3300



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MEETING ADJOURNED AT 1:45 A.M.

Respectfully submitted:

DOREEN ARAUJO, DEPUTY CITY CLERK

LINDA OWENS, DEPUTY CITY CLERK